HEWETSON & JOHNSON

One of a pair of houses in stunning countryside set in over half an acre.

2 Lanehead Cottages, Hutton Magna, Richmond, DL11 7HF

> *This is a super home surrounded by rolling countryside. There is a generous garden with a useful paddock beyond. The house has a particularly impressive living/kitchen with bi-folding doors onto a decked terrace.*
>
> **Ben Pridden**

- Sitting room
- WC
- 3 further bedrooms
- Garden with decked terrace
- Off street parking
- Kitchen/living room
- Master bedroom with open shower room
- House bathroom
- Paddock
- Garage

Location

2, Lanehead Cottages is less than a mile outside Hutton Magna, a small rural village on the southern edge of County Durham. Barnard Castle (6.5 miles) is the nearest market town and has primary and secondary schools, extensive amenities including local shops and supermarkets. Richmond (9.2 miles) has further services including schools, supermarkets, a twice weekly market, a theatre and cinema. Barnard Castle School is a well regarded private school with a prep and senior school. Darlington (17 miles) has a train station on the East Coast Main Line.

The Property

The house is one of a pair of cottages, offering well planned accommodation set in 0.62 of an acre. There is a good sized sitting room with dual aspect and a door to the front of the house. The kitchen/living room is a fabulous space with room for a dining table and sitting area, it has bi-folding doors to two sides opening on to a very civilised decked terrace.

To the first floor there are three good sized bedrooms and a house bathroom. The light and airy master bedroom is on the second floor with a vaulted ceiling and open shower room at one end.

The garden and grounds are extensive and offer a lawned area, paddock land, a small orchard and a vegetable garden. The house is accessed over a short drive onto a parking area where there is a timber garage.

Services

Private drainage, mains water and oil central heating.

Council Tax

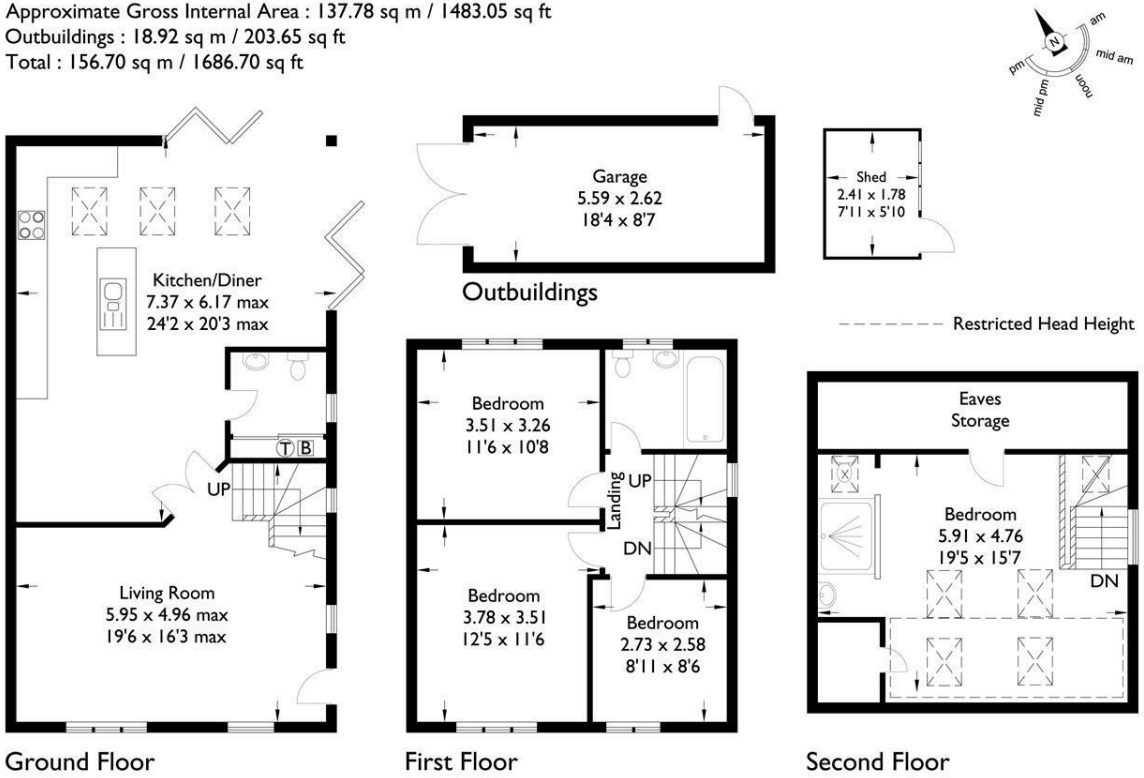
Band B paid to Durham Council

Connectivity

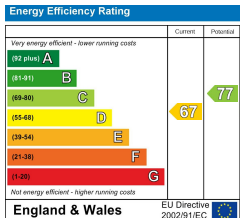
Standard broadband is available (Ofcom) and mobile reception is "good outdoor" (Ofcom)

2 Lanehead Cottages

Approximate Gross Internal Area : 137.78 sq m / 1483.05 sq ft
Outbuildings : 18.92 sq m / 203.65 sq ft
Total : 156.70 sq m / 1686.70 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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