



GSC GRAYS

PROPERTY • ESTATES • LAND



2, Heath Cottages

Barningham, Co. Durham, DL11 7DT

Offers In The Region Of £375,000



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Situation

Barningham is a small picturesque village situated on the edge of Barningham Moor. The village is approximately 6 miles from the market town of Barnard Castle and 8 miles from the historic town of Richmond. Barningham is easily accessed from the A66, with excellent transport links to the A1(M) at Scotch Corner, making the main business centres of Newcastle, Durham, Teesside and Leeds, all within commuting distance. Railway stations on the East Coast Mainline can be found at Northallerton and Darlington, offering services to London Kings Cross. Newcastle, Durham Tees Valley and Leeds/Bradford Airports are also easily accessible.

Description

2 Heath Cottages is a charming period cottage in the sought after village of Barningham. The property is well presented throughout with characterful features including; two fireplaces with stone surrounds, timber flooring, exposed beams and oak doors, as well as an AGA and freestanding bath. There are three double bedrooms, country contemporary decor and superb views to the rear across countryside. To the rear there are generous sized gardens, mainly laid to lawn with a range of stone outbuildings and log stores, as well as a patio seating area. This well appointed cottage would make an ideal cosy holiday or permanent home.

Accommodation

Door to:

Dining Room

With views to the front, a stone fire place with a mutli-fuel stove creating a fantastic focal point, exposed beamed ceiling and an alcove with shelving. Doors leading to the living room and kitchen. Stairs leading to the first floor landing.

Living Room

Window to the front, exposed beamed ceiling and a stone inglenook fire place with open grate fire.

Kitchen

With three windows overlooking the rear garden creating a good degree of natural light. Fitted wall and base units with navy blue frontage and granite work surfaces, ceramic sink and drainer, integrated dishwasher and oil fired AGA. Door and step down leading to the rear hall. Stone flagged flooring.

Cloakroom

White suite comprising low level WC and pedestal wash hand basin, window to side. This is where the oil boiler is located.

First Floor Landing

With doors leading to the bedrooms, bathroom and an airing cupboard.

Bedroom One

A spacious double bedroom with views to the front.

Bedroom Two

A double bedroom with views to the front. Access to a built in overstairs cupboard.

Bedroom Three

Views over the rear garden and countryside beyond.

Bathroom

Walk in double shower with tiled walls, rainwater and hand held shower heads, free standing roll top bath, low level WC and a vanity hand wash basin. Heated towel rail and tiled flooring. Two windows with shutters overlooking the rear garden and countryside beyond.

Externally

The property is approached via a shared gravelled driveway with parking available to the front for one vehicle. To the rear, the garden is separated in three tiers, the top tier has a patio there is a gravelled area with steps leading down to the main garden where there are lawned, planted and shrub areas with a stone walled boundary. There is a patio area

with space for a table and chairs and there is a stone outbuilding which houses the oil tank and benefits from electricity and lighting.

Services

Mains electricity, drainage and water. Oil fired central heating.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority

Durham County Council.

Council Tax

The property is banded D.

Particulars

The particulars were written and photographs taken in May 2021.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by

inspection or otherwise.

3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.

4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.

5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.

6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map

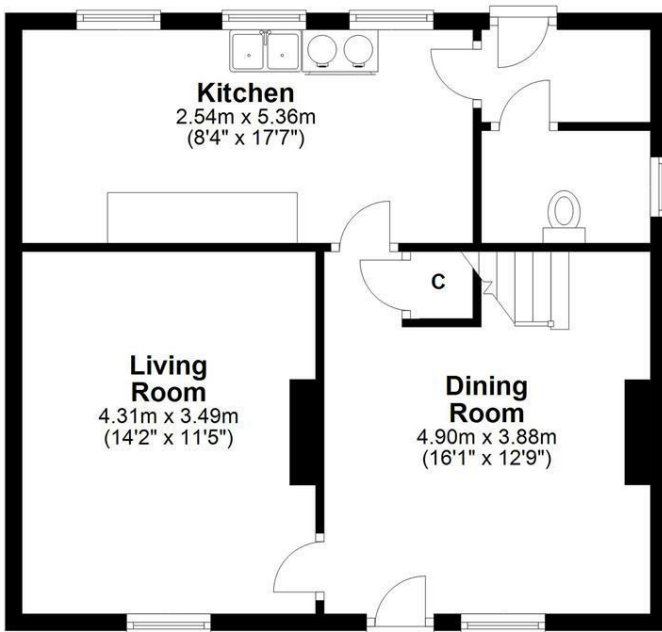


Terrain Map

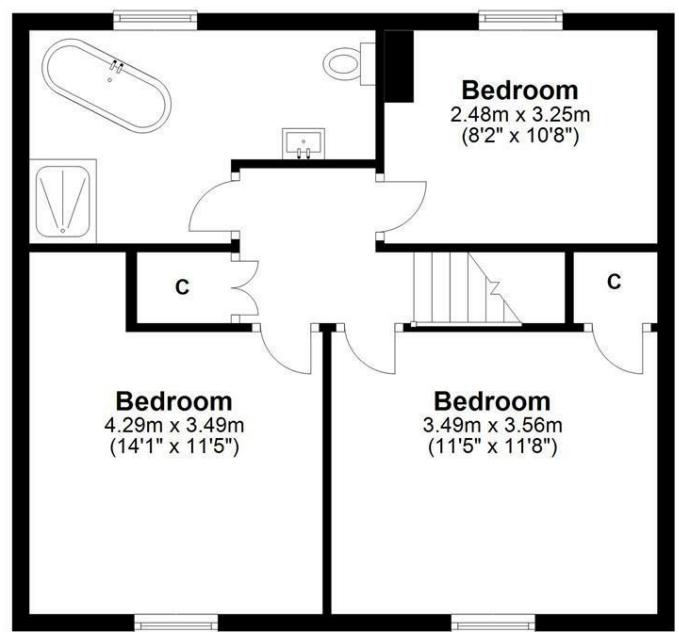


Floor Plan

2 Heath Cottages Barningham



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

