

**BRUNTON**  
RESIDENTIAL



**KNITSLEY, CONSETT**  
£499,000

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Garden Cottage is situated within the highly sought-after Woodlands Hall Estate in Knitsley, one of just eight individual homes, accessed via an impressive tree-lined driveway offering a high degree of privacy.

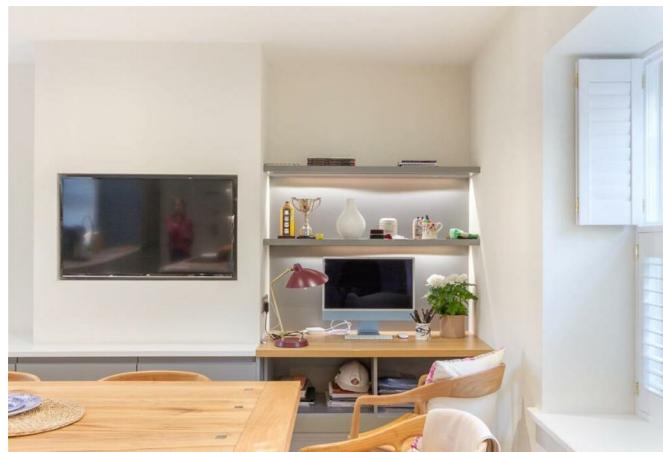
The property features a well-appointed entrance hall leading to a spacious open-plan kitchen and dining area with central island and underfloor heating, complemented by a comfortable living room with log burner and an attractive garden room with glazed doors opening onto the garden. The first floor provides three generously sized double bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom. Outside, there is a lawned garden and patio area and access to a detached garage via a shared courtyard.

The location is particularly appealing, with the popular village of Lanchester close by. Lanchester offers a range of local amenities including independent shops, cafés, pubs, and restaurants, as well as well-regarded primary and secondary schools. The village is surrounded by beautiful countryside and woodland walks, providing excellent opportunities for outdoor recreation, while maintaining a strong sense of community. Excellent transport links from the area allow for convenient commuting to Newcastle, Durham, Chester-le-Street, and Consett, making Garden Cottage an ideal choice for families and professionals alike.

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The accommodation opens into a welcoming entrance hallway. To the right, a striking open-plan kitchen and dining area forms the heart of the home, finished with sleek gloss cabinetry, a central island, and a Butler's pantry. Premium Omega fittings and integrated Miele appliances are complemented by underfloor heating and recessed LED spot lighting, creating a stylish and highly functional space ideal for modern living and entertaining.

To the left of the hallway, the lounge provides a refined yet inviting setting, featuring a contemporary fireplace with a log-burning stove and subtle detailing. This room flows into a well-proportioned garden room, where full-height glazed sliding doors allow excellent natural light and provide direct access to the garden.

The first floor offers three well-proportioned double bedrooms. The principal bedroom benefits from dual-aspect views and a sleek en-suite fitted with Villeroy & Boch sanitaryware. The family bathroom continues the modern aesthetic with fully tiled walls, a walk-in shower, wall-hung WC, wash basin, and a full-height heated towel rail. Bedroom three, currently used as a home office, provides flexible accommodation for guests or remote working.

Externally, the property features a lawned garden and patio area, along with a single garage and additional off-street parking and EV charging point.

Garden Cottage offers contemporary living in a peaceful rural setting, within easy reach of Lanchester and Consett, and with convenient access to Durham and Newcastle. Offered with no onward chain, this well-presented home is ready for immediate occupation.



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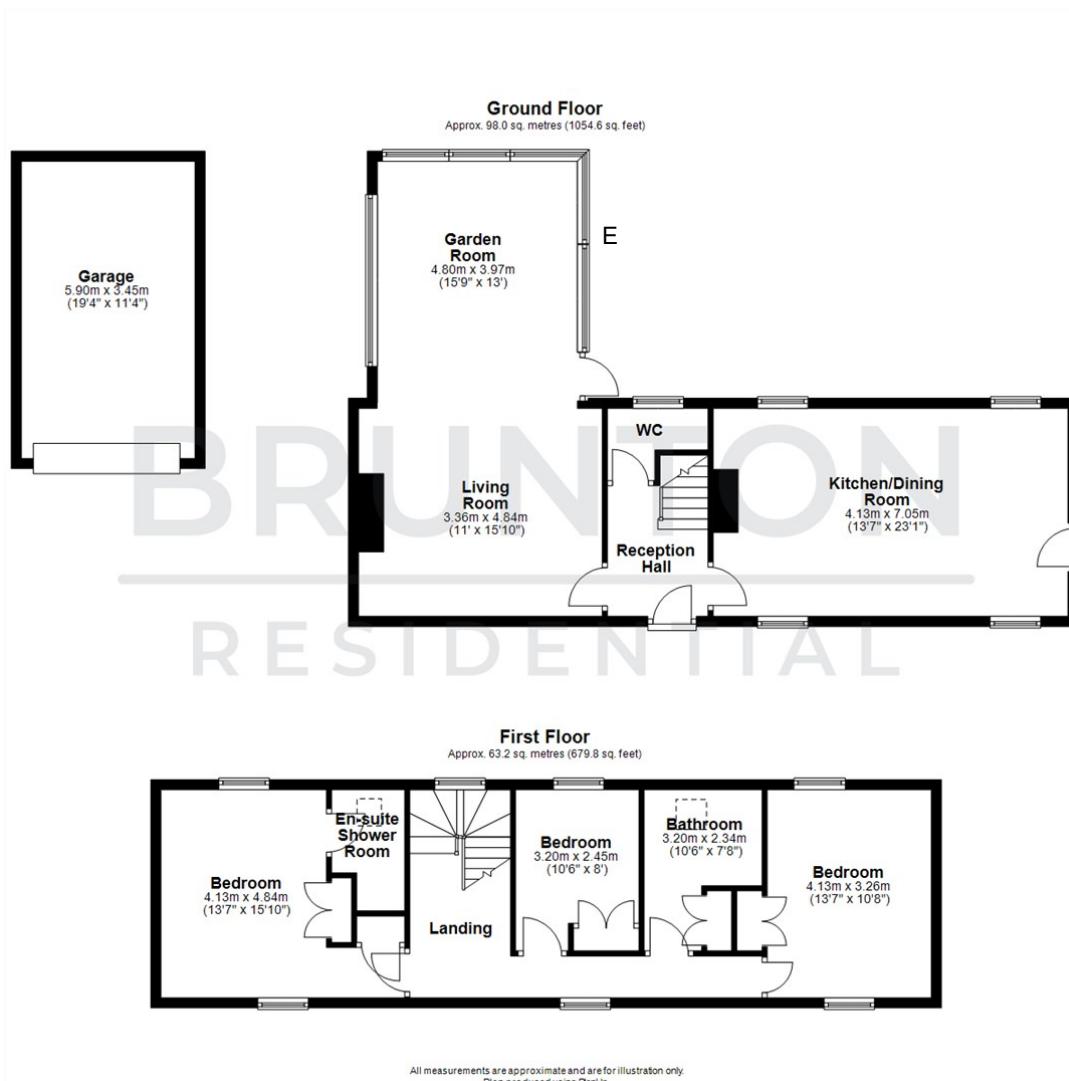
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Durham

COUNCIL TAX BAND : E

EPC RATING : E



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         |           |
| (81-91) B  |                         | 80        |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  | 49                      |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |