

**** DETACHED COTTAGE *** LOVELY VILLAGE LOCATION *** GOOD TRANSPORT LINKS ****
**** EN-SUITE FACILITIES *** WALLED GARDEN ****

Formerly part of Lord Eldon's Estate, 'Blacksmith's' - so-called as it was occupied at the end of the 19th century by the blacksmith working at the nearby mill - is a detached THREE BEDROOM cottage dating back to the 18th century - which has just undergone a full programme of refurbishment, whilst retaining its original features and character.

Occupying an enviable position and enjoying views over the village green and the River Skerne, the cottage benefits from an established walled garden and is ready to move into.

The property is spacious, with a generous lounge, which has patio doors leading onto the garden, and a feature fire-place. The kitchen has recently installed cottage-style cabinets and easily accommodates a dining table. There are two good-sized double bedrooms - the master with an en-suite and walk-in wardrobe - and a further single bedroom/home office. The family bathroom has a recently installed bathroom suite and walk-in shower. It has gas central heating provided by a Worcester Bosch combi boiler.

Aycliffe Village is situated 1 mile from the A1 Junction 59 and is close to the towns of Newton Aycliffe and Darlington (which has an East Coast Main Line railway station). It has a thriving Village Hall, which hosts many village clubs and societies, two public houses - one with an award-winning restaurant, and the highly regarded village primary school has a 'Good' OFSTED rating.

Monks End, Aycliffe Village, DL5 6LR
3 Bed - Cottage - Detached
Offers In The Region Of £285,000

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RECEPTION HALLWAY

The property is accessed via steps to a composite entrance door with canopy, leading onto the reception hallway, with staircase to the first floor and doors to both lounge and kitchen.

LOUNGE

18'1x14'5 (5.51mx4.39m)

A spacious dual-aspect reception room, with patio doors leading onto the garden and two double glazed windows to the front looking out onto the village green. It has oak window sills, original beams to the ceiling and an attractive wooden fire surround with tile inserts and a cast-iron grate - which makes a charming feature at the heart of the room. There are two ceiling lights, complimented by spotlights set between the beams.

KITCHEN/DINING ROOM

13'x12'5 (3.96mx3.78m)

With a suite of recently installed cream Shaker-style floor and wall kitchen units, which are complemented perfectly by the warm tones of the oak style work surfaces and laminate flooring. There is a ceramic sink unit with stylish chrome mixer tap and integrated appliances including an electric oven and gas hob. There is an original wooden beam to the ceiling which houses spotlights. Two windows again look out over the village green. Additionally, there is an extremely useful understairs storage cupboard.

FIRST FLOOR LANDING

A pretty feature in itself, accessing the three bedrooms and family bathroom/wc. It has a chandelier to the stairwell.

BEDROOM

14'9x10'6 (4.50mx3.20m)

The master bedroom of the home is flooded with light; being dual aspect, with a double glazed window to the front overlooking the cherry trees on the green and a further picture window to the side aspect, which enjoys pretty views again of the green and also the walled garden. It boasts an en-suite shower room together with a large walk-in wardrobe. There is an original beam in the ceiling, which has a feature light and spotlights. There is access to the first loft.

EN-SUITE SHOWER ROOM

Refitted with a white suite and includes a walk-in shower cubicle, with electric shower. The ceramic hand-basin is built in to a handy vanity storage unit. There is a chrome heated towel rail and again, there is added character with an original beam to the ceiling.

BEDROOM

13'7x7'8 (4.14mx2.34m)

The second double bedroom is again dual-aspect, making it light and bright with double glazed windows to the front and side and there is access to the second loft, which is fully boarded.

BEDROOM

9'x6'6 (2.74mx1.98m)

A good sized single bedroom, with a front facing double glazed window, with an original wooden lintel and recess adding character.

BATHROOM/W.C.

9'9x7'9 (2.97mx2.36m)

With a recently fitted white suite, including safety panelled bath, low-level wc, ceramic wash-basin with feature chrome mixer tap, set into a useful vanity unit. There is a separate walk-in shower cubicle with mains fed shower and spotlights to the ceiling. Chrome heated towel rail and laminate flooring finishes the room.

FRONT EXTERNAL

The front of the property has a gravelled parking area and concealed bin store. There are steps up to the entrance door with matching painted balustrade and canopy. There is a paved patio seating area with an outside tap.

GARDEN

The good-sized walled garden is to the side of the property and oozes cottage garden charm. There are two lawned areas separated by gravel and stone paths. It has a Sycamore tree, Flowering Cherry, Holly tree and a mature Victoria Plum tree. There are wide borders - well-stocked with an abundance of plants, flowers and shrubs including a Rambling Rose, Foxgloves, Lupins and a small herb garden. There is a spacious patio area - immediately outside the lounge patio doors - affording a perfect spot to relax and enjoy the delightful views over the village green. There is also garden access through a wrought-iron single gate and steps from the front of the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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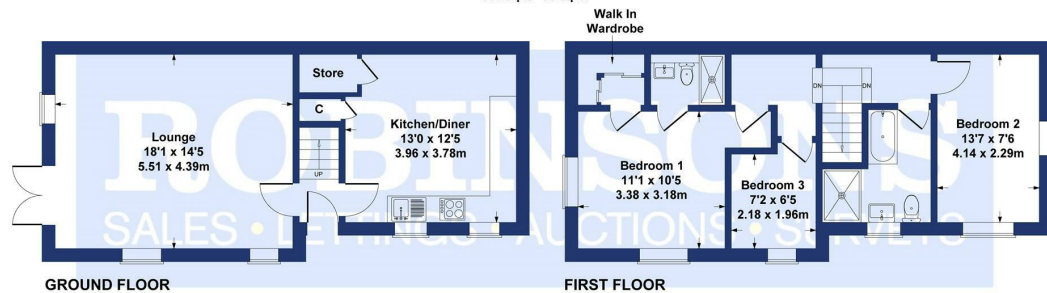
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Monks End Approximate Gross Internal Area 967 sq ft - 90 sq m



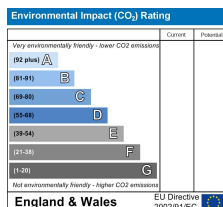
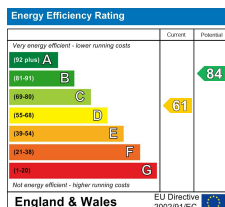
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



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