



Poplar Terrace, Shincliffe, DH1 2NP
3 Bed - Cottage - Terraced
£675,000

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Poplar Terrace Shincliffe, DH1 2NP

* SIMPLY STUNNING * MASTERFULLY REFURBISHED * A TRUE ONE-OFF * ONE OF THE FINEST HOMES WE HAVE MARKETING IN RECENT MEMORY * FABULOUS KITCHEN WITH FAMILY AREA * TWO RECEPTION AREAS * THREE GOOD SIZED BEDROOMS - TWO WITH EN-SUITE * USEFUL UTILITY ROOM AND DOWNSTAIRS WC * PRIVATE, ENCLOSED GARDENS AND GARAGE *

One of the finest properties we have had the pleasure of marketing in recent memory, we offer for sale this simply stunning double fronted family home. Having been masterfully refurbished, altered, and extended, no expense has been spared to create this amazing property.

The internal floorspace is incredibly spacious and should suit the needs of most buyers. The floorplan comprises: entrance lobby, fantastic living room with feature fireplace, separate sitting room, fabulous kitchen / family room with a range of wall and base units / appliances, ample windows allowing for natural lighting, feature ceiling beams, and a brilliant family space. There is also a useful utility room and downstairs WC.

From an inner lobby, a staircase takes you to the first floor where there are two bedrooms - the master having a high-class en-suite shower room, and a walk-in dressing room. There is also a family bathroom with 'his and her' sinks and a freestanding bath. To the second floor is a further bedroom with curved beams, ample storage, and a further en-suite.

The external space is also equally impressive with a well maintained, private rear garden with a variety of shrubs and stocked borders, paved walkways, and attractive brickwork. There is also a seating area. A short walk from the property is a garage in a block of three, and a parking space.

Red Lion Cottage occupies a delightful position in the heart of this picturesque and much sought after village, which is a conservation area. Shincliffe Village is one of the most popular and attractive villages of County Durham and is situated just off the A(177) Highway which offers access to Durham City.











ROOM SIZES AND NOTEABLE FEATURES

GROUND FLOOR

Entrance Lobby

Living Room

15'8" x 15'8" (4.8 x 4.8)

With built in wooden bespoke unit, log burner, and solid wooden floor

Sitting Room / Study

21'3" x 12'9" max (6.5 x 3.9 max)

With gas fired log effect fire, built in bespoke cupboards/panelling and desk unit, solid wooden floor

Kitchen / Family Room

26'2" x 22'3" (8 x 6.8)

With limestone flooring, built in Rayburn (special edition Millennium)

Utility Room

15'8" x 6'6" (4.8 x 2.0)

Downstairs WC

FIRST FLOOR

Landing

With hallway and stairs to second floor

Bedroom One

18'8" x 12'5" (5.7 x 3.8)

With built in handmade wardrobes leading through to bathroom with Amtico flooring

Dressing Room

With built in wooden dressing table, alcoves ,wardrobe and clothing racks

Bedroom Two

12'1" x 8'10" (3.7 x 2.7)

Bathroom

12'1" x 8'10" (3.7 x 2.7)

SECOND FLOOR

Landing

Bedroom Three

23'11" x 16'4" max (7.3 x 5 max)

With original beams, wooden flooring

En-Suite

8'6" x 8'6" (2.6 x 2.6)

With Amtico flooring

EXTERNALLY

Private, Enclosed Rear Garden

Garage in Small Block

Council Tax Band G - Approx. £3564 PA

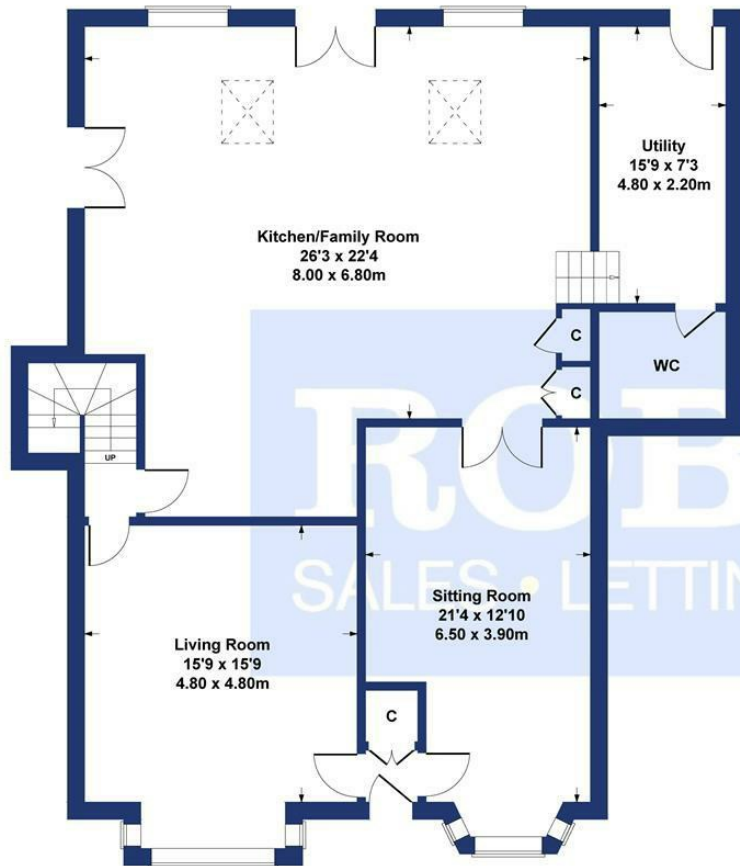
Tenure - Freehold



Red Lion Cottage

Approximate Gross Internal Area
2852 sq ft - 265 sq m

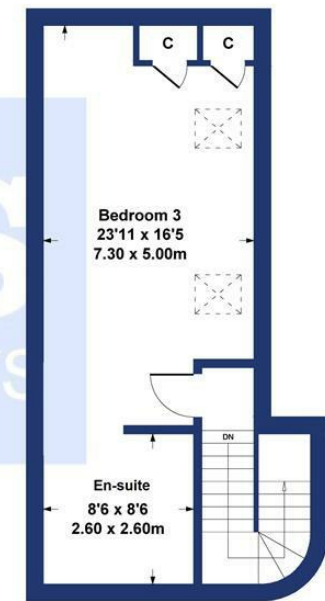
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND 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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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