



, Cowpen Bewley, TS23 4HS  
3 Bed - Cottage  
Offers In Excess Of £365,000

Council Tax Band: D  
EPC Rating: D  
Tenure: Freehold

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# Cowpen Bewley, TS23 4HS

BEAUTIFUL DETACHED COTTAGE. THREE BEDROOMS. TWO BATHROOMS. CHARMING VILLAGE LOCATION. LOVELY VIEWS OVER THE VILLAGE GREEN. IMMACULATE THROUGHOUT. LOTS OF CHARM AND PERIOD FEATURES. LARGE REAR GARDEN. EXCELLENT ENCLOSED PARKING. TWO GARAGES PLUS CARPORT. SECRET GARDEN. VIEWING HIGHLY RECOMMENDED. NO ONWARD CHAIN.

An internal inspection is absolutely essential to appreciate this outstanding property fully. A lovely three bedroom detached cottage providing excellent family accommodation with many excellent improvements and lots of charm, character and period features. All presented in immaculate decorative order throughout and in move in condition.

Originally a granary the property was converted in 1998 and still has the original granary staircase to the side elevation. The lounge and dining room have the original beamed ceilings and all the first floor rooms have exposed beams. The lounge has a feature brick fireplace with Aga wood burning stove. There are solid oak doors to the ground floor and a beautiful oak and glass staircase in the dining room leading to the first floor.

The Granary is located in the sought after village of Cowpen Bewley with lovely views over the village green to the front. The Three Horseshoes public house/ restaurant is within easy walking distance and Cowpen Bewley nature reserve and woodland park are close by. An excellent network of roads provide easy access to Billingham, Stockton and the A19 trunk road North and South.

The property offers family sized accommodation the benefit of gas central heating, hardwood sealed unit double glazing, an excellent fitted kitchen with Rangemaster range type cooker, ground floor shower room/ wc with a white suite and first floor bathroom/ wc with a white suite.













## GROUND FLOOR

### KITCHEN/BREAKFAST ROOM

16'8 x 9'6 (5.08m x 2.90m)

With dual aspect windows, fitted floor and wall units with granite worktops, Rangemaster cooker, dishwasher and engineered wood flooring

### DINING ROOM

15'8 x 13'10 (4.78m x 4.22m)

Dining Room with dual aspect windows, French doors to the rear garden, feature staircase, exposed beams and engineered wood flooring.

### LOUNGE

15'8 x 13'10 (4.78m x 4.22m)

Lounge with dual aspect windows, brick fireplace, wood burning stove and exposed beams

### REAR HALL/UTILITY ROOM

11'0 x 6'4 (3.35m x 1.93m)

Rear hall/Utility Room with tiled flooring and hardwood stable door to the rear garden.

### CLOAKROOM/WC

11'0 x 2'10 (3.35m x 0.86m)

Ground floor shower room/wc with a white suite comprising shower cubicle, washbasin and low level wc, electric shower and tiled flooring.

## FIRST FLOOR

### LANDING

Landing with feature staircase.

### BEDROOM 1

16'0 x 10'6 narrowing to 7'0 (4.88m x 3.20m narrowing to 2.13m)

Bedroom 1 with dual aspect windows and exposed beam.

### BEDROOM 2

11'2 x 7'10 (3.40m x 2.39m)

Bedroom 2 with dual aspect windows and exposed beam.

### BEDROOM 3

11'2 x 7'10 (3.40m x 2.39m)

Bedroom 3 with exposed beam.

### BATHROOM/WC

9'4 4'6 increasing to 5'6 (2.84m 1.37m increasing to 1.68m)

Bathroom/ WC with a white suite comprising bath, washbasin and low level WC, tiled flooring and exposed beam.

## EXTERNAL

### GARAGE 1

17'6 x 10'2 (5.33m x 3.10m)

### GARAGE 2

17'6 x 10'10 (5.33m x 3.30m)

### CARPORT

17'6 x 11'0 (5.33m x 3.35m)

## EXTERNALLY

Externally there is a large enclosed rear garden mainly laid to lawn with established shrubs, well stocked flower borders and a large paved patio area. Double entrance gates to the side lead to an extensive pebbled parking area with access to two large garages, a large carport and secret garden with seating area and established shrubs.



An internal inspection is highly recommended to appreciate the property fully and is highly recommended.





# The Granary, Cowpen Bewley

Approximate Gross Internal Area  
1186 sq ft - 110 sq m



**GROUND FLOOR**

**FIRST FLOOR**

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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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