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The Cottage Lynesack, Butterknowle, Bishop Auckland, DL13  
5QG

# The Cottage Lynesack, Butterknowle, Bishop Auckland, DL13 5QG

Price £320,000

Stunning stone built three bedroomed bungalow offered for sale. Pleasantly positioned in an elevation position in the quiet rural hamlet of Lynesack enjoying stunning views over the surrounding countryside. This spacious property is set within a generous plot including extensive gardens surrounding, orchard to the side and driveway providing off street parking for multiple vehicles. Upgraded and updated by the current owners to a high standard throughout, perfect for variety of buyers.

Nearby Butterknowle has local amenities available such as; a doctors surgery, village pubs and primary school. The closest towns of Bishop Auckland and Barnard Castle provide access to further amenities such as supermarkets, cafés, restaurants, healthcare services and both primary and secondary schools. The A688 the A68 are approximately a ten minute drive away, leading to the A1(M) both North and South, ideal for commuters, whilst there is also an extensive public transport system through the villages allowing for access to the neighbouring towns.

In brief this property comprises; two reception rooms, kitchen/dining room, bathroom and three bedrooms. Externally this property has gardens surrounding as well as orchard to the side. The large driveway provides off street parking for multiple cars.

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**Living Room**

16'4" x 14'9"

Spacious and bright living room located to the front of the property, with neutral décor, ample space for furniture, feature stone fire surround. Window to the front elevation.

**Reception Room/Potential Master Bedroom**

23'7" x 15'5"

Currently used as an additional reception room this generously sized room has ample space for furniture has two skylights and French doors to the rear elevation leading onto the patio.

**Kitchen**

28'8" x 8'6"

The kitchen is fitted with a range of wood wall, base and drawer unit, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer along with space for further appliances.

**Master Bedroom**

11'1" x 11'1"

The master bedroom provides space for a king sized bed and space for further furniture.

**Bedroom Two**

13'1" x 7'10"

The second bedroom is a spacious double with ample space for bedroom furniture.

**Bedroom Three**

9'10" x 6'6"

The third bedroom is a good sized single which could be used as a home office/study.

**Bathroom**

10'3" x 6'0"

Bathroom fitted with walk in double shower, wc and wash hand basin vanity unit with storage.

**External**

Externally the property has stunning gardens surrounding, the front are laid to lawn with flower borders whilst the rear is mainly stone flags providing space for outdoor furniture. To the side is the large orchard with a mixture of well established fruit trees. The large driveway provides off street parking for multiple cars.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.













