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The Gatehouse, Cornriggs, County Durham, DL13 1AG

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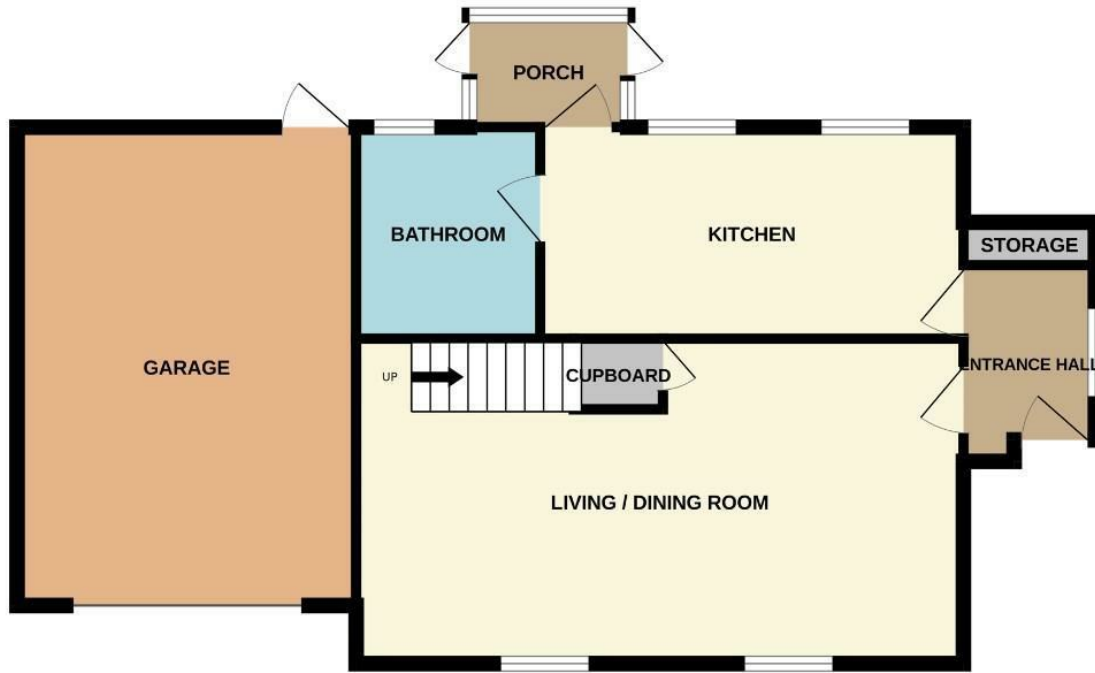
Price £220,000

The Gatehouse is a well presented three bedroomed detached cottage located in Cornriggs, Upper Weardale. Situated within a generous plot including a garage and tiered gardens to the rear this property sits in an elevated position with striking, uninterrupted countryside views for miles across the farmers fields and woodlands. The cottage is filled with character and traditional features. Cornriggs is a small hamlet within Weardale, neighbouring village Cowshill has a village hall whilst nearby Wearhead provides access to a local primary school and Wolsingham for secondary schooling. Further local facilities are available in the nearby villages whilst the larger towns Barnard Castle and Bishop Auckland are an approx. 40min drive and provide a wider range of amenities including supermarkets, a hospital, retail stores, high street shops, leisure facilities and restaurants.

In brief this traditional cottage accommodates; a large open plan living and dining room, kitchen and bathroom to the ground floor, whilst the first floor locates the master bedroom with ensuite and two further bedrooms. Externally the property has a single garage to the side, whilst to the rear is the tiered garden, mainly laid to lawn with well established plants, flowers and shrubs as well as patio areas for outdoor furniture. Views stretch for miles across the surrounding countryside to the front elevation.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Spacious entrance hall leading from the front elevation, allowing for access to the living room and kitchen with storage cupboard.

Living/Dining Room

20'11" x 12'2"

The main reception room is open plan, with traditional beamed ceiling, two windows to the front and providing ample space for both living and dining room furniture. The living area is fitted with a feature stone fireplace with space for an electric fire whilst the dining area has plenty of space for a table with chairs.

Kitchen

15'10" x 7'11"

The modern kitchen has been recently fitted, with a range of wall, drawer and base units, complementing granite work surfaces and space for appliances.

Bathroom

6'11" x 8'1"

Ground floor bathroom which has been recently refitted with a low level WC, wash hand basin, panelled bath and electric towel rail.

Rear Porch

Rear porch leading to the garden.

Master Bedroom

14'5" x 12'5"

A generous king sized bedroom with fitted wardrobe, windows to the front, traditional beamed ceiling and ample space for furniture.

Ensuite Shower Room

The ensuite is fitted with a modern walk in shower cubicle with glass surround, low level WC and wash hand basin.

Bedroom Two

11'0" x 13'1"

The second bedroom is another spacious sized room, with plenty of space for a double bed and complete with fitted wardrobe.

Bedroom Three

7'9" x 6'10"

The third bedroom is a spacious single with space for a single bed and drawers. Also benefitting from a vanity unit with wash hand basin.

Garden

The rear garden is a good size, tiered with well established plants, flowers and shrubs as well as patio areas for outdoor furniture.

Garage

The property has a single garage to the side providing secure off street parking and storage.

Views

This property sits in an elevated position with striking, uninterrupted countryside views for miles across the farmers fields and woodlands.

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.









