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9 High Lands, Cockfield, Bishop Auckland, DL13 5AR

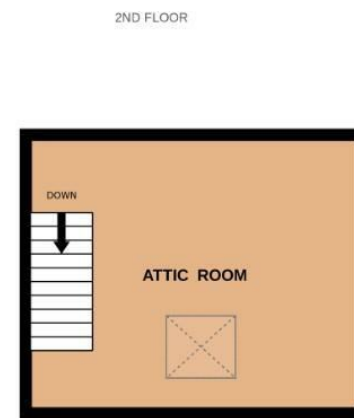
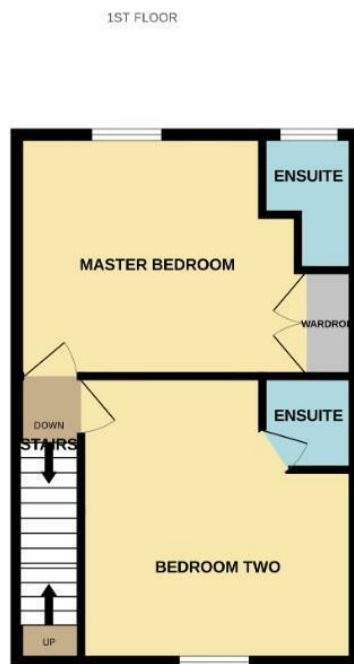
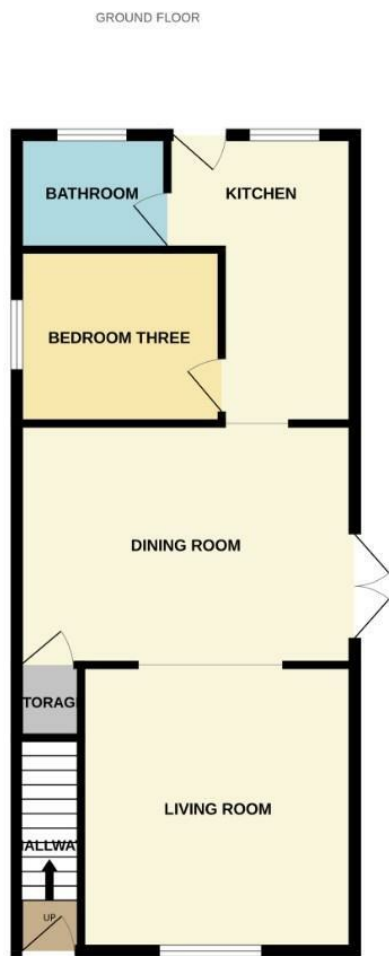
9 High Lands, Cockfield, Bishop Auckland, DL13 5AR

Price £240,000

Situated on the outskirts of the quiet village of Cockfield, this charming detached house offers a delightful blend of comfort and potential. With three well-proportioned bedrooms and three bathrooms, large reception rooms, utility room and 95 metre long garden. Cockfield is semi rural village between Bishop Auckland and Barnard Castle. The village has local amenities including a recreation area at the bottom of the street, as well as a doctors surgery, pharmacy, post office, football pitch and primary school. Whilst further facilities are easily reached within the neighbouring towns and villages. There is a bus service through the village in both directions and the A688 is close by leading to the A1(M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, third bedroom and bathroom to the ground floor. The first floor contains the master bedroom with ensuite and second bedroom with an ensuite shower and sink. Stairs ascend to the attic room, which is ideal for additional storage or could be transformed into a home office or playroom. The property also boasts a generous 95-metre long garden, perfect for outdoor activities, gardening enthusiasts, or simply enjoying the tranquillity of rural living. Additionally, there is an outbuilding that was previously used as a groomers, complete with power and water supply, presenting an excellent opportunity for those looking to establish a home business or convert it subject to relevant planning permission. The shed, also equipped with power, adds further utility to the outdoor area.

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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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

| 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 | |

Living Room

13'6" x 13'1"

Bright and spacious living room located to the front of the property, with ample space for furniture with open fire and feature surround and large window to the front elevation.

Dining Room

16'0" x 11'5"

The second reception room is another great size with space for a dining table and chairs, further furniture, multi fuel stove and French doors leading out into the garden.

Kitchen

13'6" x 8'10"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and Belfast sink. Space is available for free standing appliances and access leads through into the third bedroom and bathroom.

Bedroom Three

9'2" x 6'6"

The third bedroom is located on the ground floor, with window to the side elevation.

Bathroom

6'6" x 5'6"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

Master Bedroom

13'1" x 12'1"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Ensuite

7'2" x 3'3"

The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two

14'1" x 12'5"

The second bedroom is another double bedroom with window to the rear elevation.

Ensuite

4'3" x 3'11"

Fitted with a single shower cubicle and wash hand basin.

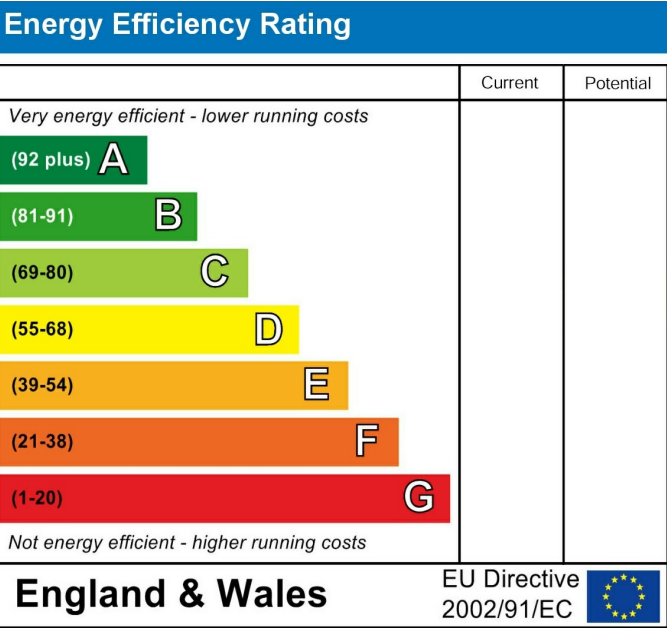
Attic Room

16'0" x 11'5"

The attic room is a great additional space which could be transformed into a home office/playroom or additional storage.

External

The property also boasts a generous 95-metre long garden, perfect for outdoor activities, gardening enthusiasts, or simply enjoying the tranquillity of rural living. Additionally, there is an outbuilding that was previously used as a groomers, complete with power and water supply, presenting an excellent opportunity for those looking to establish a home business or convert it subject to relevant planning permission. The shed, also equipped with power, adds further utility to the outdoor area.



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.

