



HEWETSON & JOHNSON

*A charming cottage in a pretty rural village*

***16 Hallgarth Court, Newsham DL11 7RN***







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*This is the ideal base to explore The Dales and Pennines for those with a love of the "great outdoors". Whilst being quietly tucked away, the A66 is nearby, making it surprisingly accessible too.*

**Ben Pridden**

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- Entrance hall
- Kitchen
- 2 bedrooms
- Garden
- Sitting room
- WC
- House bathroom
- Parking

### Location

Newsham is a pretty rural village conveniently located about 7.7 miles from Barnard Castle and 8.2 miles from Richmond. The surrounding countryside is rolling farmland being on the fringes of The Pennines.

Both Barnard Castle and Richmond have extensive amenities including schools and supermarkets; as well as local, independent shops. Darlington Train Station is about 17 miles away and has regular services between London and Scotland, regular services to Kings Cross take from about 2 hours 20 minutes.

### The Property

16 Hallgarth Court is a modern cottage forming part a recent farm conversion set back from the main village street. It offers well laid out accommodation over two floors, and is well presented throughout.

The charming sitting room has a "faux" fireplace creating a focal point, and French doors onto the garden. Situated off the entrance hall is a lovely kitchen with a window overlooking the front of the property, with granite work services and a built in double oven, hob, microwave, fridge, freezer and dishwasher. There is a useful WC on the ground floor as well.

To the first floor are two double bedrooms, and a house bathroom.

The south facing, paved garden is a nice size with fencing all around and a gate leading to the rear. To the front of the house there is parking.

### Services

The gas supply is private to Hallgarth Court and each house is separately metered

Mains water

Mains drainage





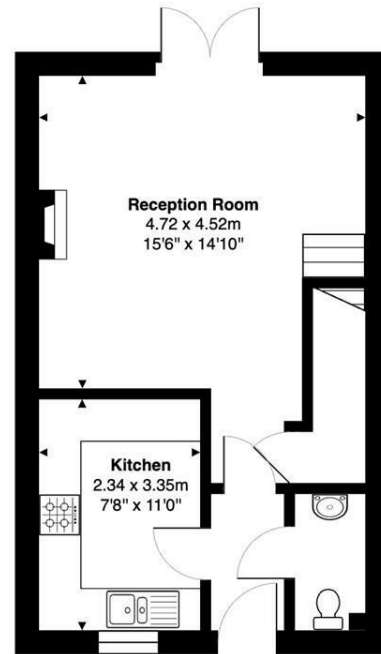




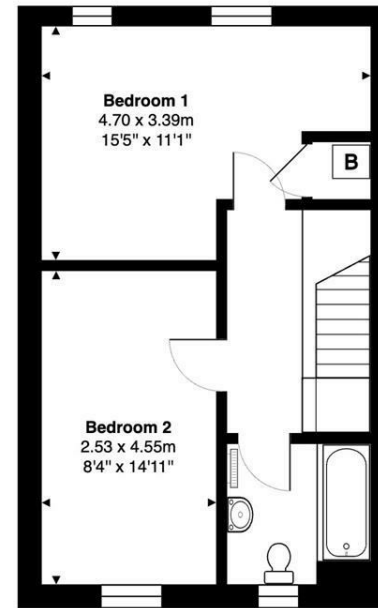




# 16 Hallgarth Court, Newsham, DL11 7RN



**Ground Floor**  
Gross Internal Area: 38.4 m<sup>2</sup> ... 414 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 38.4 m<sup>2</sup> ... 413 ft<sup>2</sup>



Gross Internal Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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