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Cottagers Lane  
Manfield, Darlington, DL2 2RN  
**Offers over £450,000**

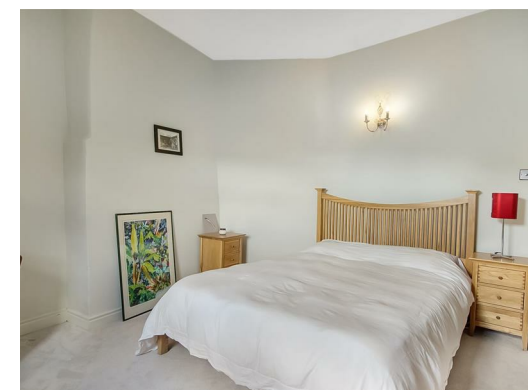
Not specified  
3 Bedroom/s  
1 Bathroom/s

**A detached and period cottage pleasantly positioned in the centre of the village overlooking the old Village Green towards the Church.**

Offering an abundance of charm and character the property briefly comprises two reception rooms, refurbished kitchen / dining room with solid granite work surfaces and integrated appliances, 3 double bedrooms, bathroom, utility room and WC. Externally there are landscaped gardens adjoining and overlooking the old Village Green with natural pond and two stone built potting/storage sheds. There is gravelled off street parking for a number of vehicles. The property enjoys a high level of privacy and viewing is strongly advised.

The property has undergone works to improve the energy efficiency of the building to include insulation of the walls and roof. There is potential for a loft extension following a previously successful planning permission.





- Peaceful village setting
- Chain free
- Three double bedrooms
- Detached and very private stone build cottage
- 15 minutes drive to Darlington and Richmond.
- Two reception rooms

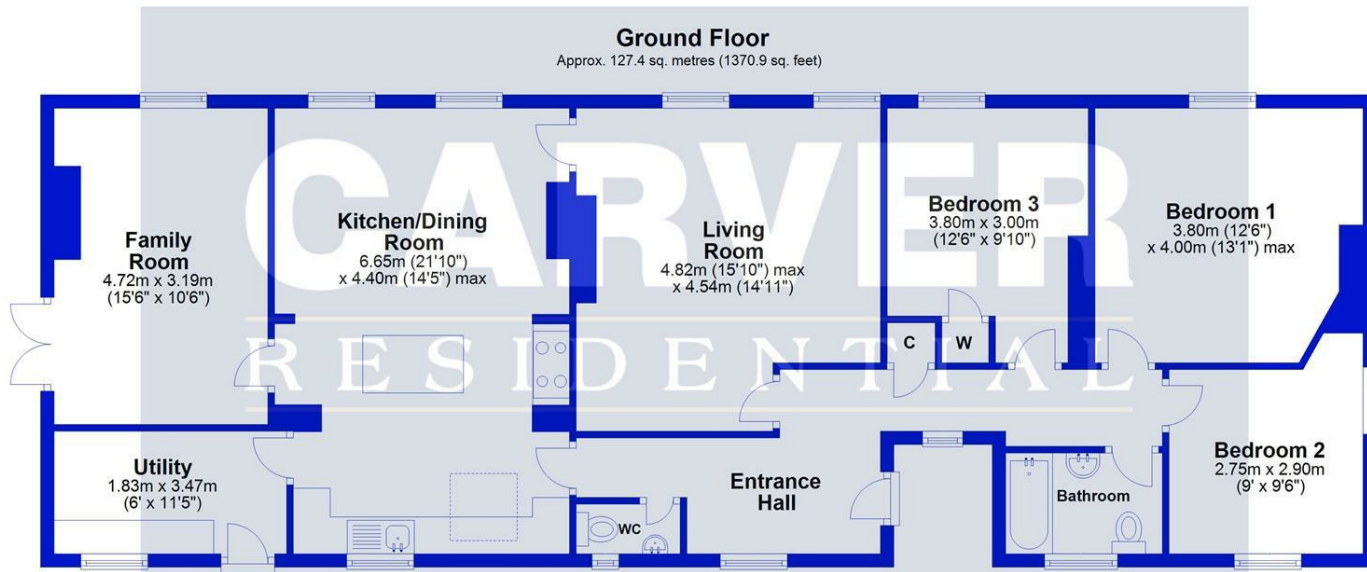
**GENERAL INFORMATION**

Tenure: Freehold

Services: Air Source Heat Pump. Solar Panels (owned outright. Fitted in 2013 - awaiting details of feed in tariff). Mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire. (Tax Banding E)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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