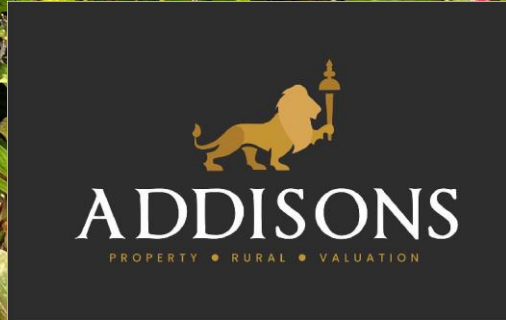




Curlew Cottage
Redford, Hamsterley



ABOUT THE PROPERTY

Curlw Cottage is a stunning part attached barn conversion which has been tastefully and extensively refurbished to capture its original charm and blend it with a touch of country chic. The property is set within beautifully laid out and well planted grounds, which extend to approximately half an acre, with open field and forest views beyond. The property offers immaculately presented four bedroom accommodation which is predominantly on the ground floor level.

Situated in an idyllic location within Redford which lies in the heart of Hamsterley Forest yet enjoying a secluded position with no public through access. Hamsterley Forest is County Durham's largest forest and extends to over 2000 hectares of broadleaved and coniferous woodland the forest provides several miles of footpaths, horse trails and world class mountain biking facilities. The historic market towns of Durham, Barnard Castle, Darlington, and the city of Newcastle upon Tyne are within easy travelling distance and offer an excellent range of schooling, shops and restaurants, culture, and heritage.

Early viewing is highly recommended to avoid disappointment



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ACCOMMODATION

GROUND FLOOR

Large and impressive reception hallway, incorporating utility cupboard and washing machine. Living room and dining area, upvc conservatory, fully fitted kitchen with integrated appliances, master bedroom with en suite, shower room and second bedroom. Hardwood double glazed windows and solid oak doors throughout.

FIRST FLOOR

Landing and two further double bedrooms.

EXTERNALLY

To the front of the property there is a planted cottage garden, formal, ornamental, koi carp pond with waterfall, which is a stunning feature of the view from the living room. Gated access to a gravelled driveway providing off road parking for numerous vehicles and access to the garage.

Garage - A good sized timber faced garage with electric roller shutter doors, having both light and power installed.

To the rear of the property there is a good sized lawned garden, kitchen garden with raised beds, timber garden shed, gravelled patio seating area, planted borders and established fruit trees. Two further natural ponds located within the garden having their very own bridge and pontoon.

Timber Outbuilding/Barn - 5.56m x 7.41m - Accessed via patio sliding doors having both light and power installed. Staircase provides access to an office. This outbuilding could lend itself to a number of other uses including games room, garden room, and workshop to name a few.

TENURE

Freehold

COUNCIL TAX

Durham County Council - Band E

SERVICES

Mains Electricity, Private Water Supply, Private Sewerage (Septic Tank) and Oil Fired Central Heating.

PRICE

£650,000

VIEWING

Strictly by Appointment through the selling agents T:01833 638094 opt 1.

BROCHURE

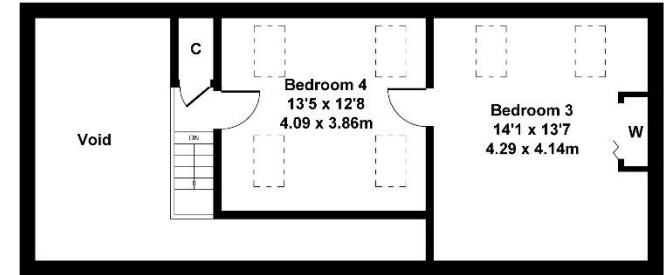
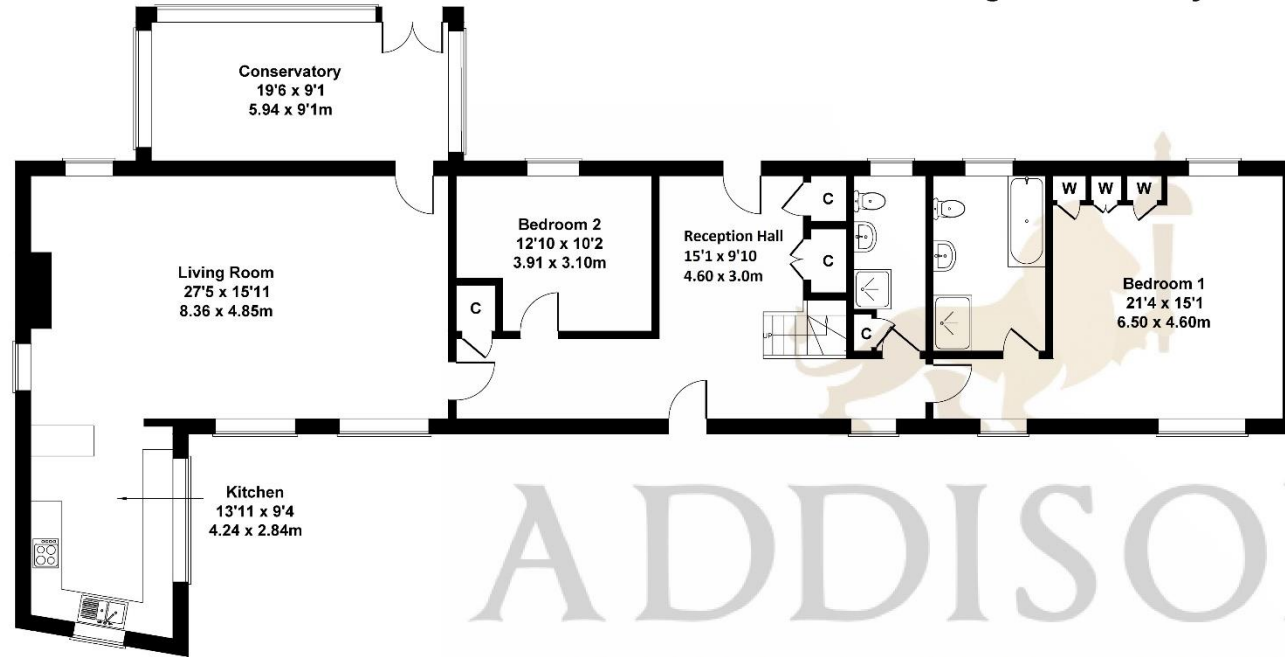
Photographs and Details Taken October 2023.





Floor Plan

Curlew Cottage, Hamsterley



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		82
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

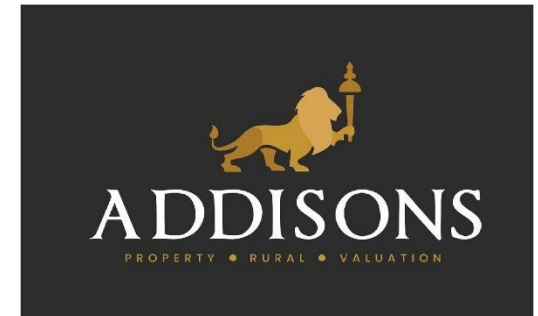
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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