



ADDISONS
PROPERTY • RURAL • VALUATION

Gilmour Garth

Cotherstone



EPC Rating: N/A



Price:

£350,000

Call for an Appointment

01833 638094

ABOUT THE PROPERTY

A very desirable detached bungalow offering extended three bedroom accommodation in a sought after central position within the picturesque dales village of Cotherstone.

The property has been extended and much improved by the current owners and briefly comprises: - Entrance Porch, Hallway, Living Room, Dining Kitchen, Conservatory, Master Bedroom with En Suite Bathroom, Two Further Double Bedrooms and Shower Room. Externally there is a Driveway, easily maintained Front and Rear Gardens. Gas Fired Central Heating, Double Glazing and Envirovents located throughout the property.

Situated in the village of Cotherstone with its amenities including two pubs and a primary school. The village lies approximately four miles from the popular market town of Barnard Castle and is conveniently located for access to the A66, Darlington and the Dales.

ACCOMMODATION

Entrance Porch

Coving to ceiling and door leading to Hallway.

Hallway

Engineered oak flooring, airing cupboard with radiator, coving to ceiling, two radiators and doors providing access to the accommodation. Loft hatch with ladder access being boarded with light installed.

Living Room

Good sized living room with two sash windows to the front elevation, coving to ceiling, feature fireplace with electric fire. Door providing access to Master Bedroom.

Dining Kitchen

Fitted with a range of modern shaker style wall and floor units with wood effect worktops and tiled splashbacks. Integrated dishwasher, double oven, and gas hob with modern stainless-steel extractor over. Stainless steel sink unit with mixer tap and drainer, sash window looking out over the rear garden, coving to ceiling, spot lights, radiator and engineered oak flooring. There is space within the kitchen for a family sized table and chairs. Multi paned door with side lights leading through to the Conservatory and door leading to the Utility Room.

Utility Room

Fitted shaker style kitchen units incorporating stainless steel sink unit with mixer tap and drainer, tiled splashbacks. Plumbing for washing machine, space for upright fridge freezer, engineered oak flooring, sash window and radiator. Door leading out to the rear garden.

Conservatory

Good sized conservatory with dwarf walls, engineered oak flooring, central spot lights and radiator. Door leading out to the rear garden.

Master Bedroom

Formerly the garage which has now been transformed into a beautiful bedroom suite with sash window to the front elevation, radiator and coving to ceiling. Door leading through to the En Suite.

En Suite

P-Shaped panelled bath with splashback, over bath shower and screen. Cabinetted handwash basin, low level wc, heated towel radiator, spotlights, and cupboard housing central heating boiler.

Bedroom 2

Double bedroom with two sash windows to the front elevation, radiator, coving to ceiling and built in wardrobes with hanging rails and shelves.

Bedroom 3

Double bedroom with sash window looking out over the rear garden, radiator, coving to ceiling and storage cupboard.

Shower Room

Oversized shower cubicle with mains shower and splashback, half panelled walls, low level wc, cabinetted hand wash basin, obscured glazed sash window, radiator, and spotlights.

EXTERNALLY

To the front of the property there is an open plan paved garden area with block paved driveway providing off road parking.

To the rear of there is an enclosed low maintenance rear garden with paved patio seating area and steps leading to a raised gravelled garden with pond.

SERVICES

Mains electricity, water, drainage and gas. Gas fired central heating.

TENURE

The property is Freehold with Vacant Possession upon Completion.

COUNCIL TAX

Band E.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

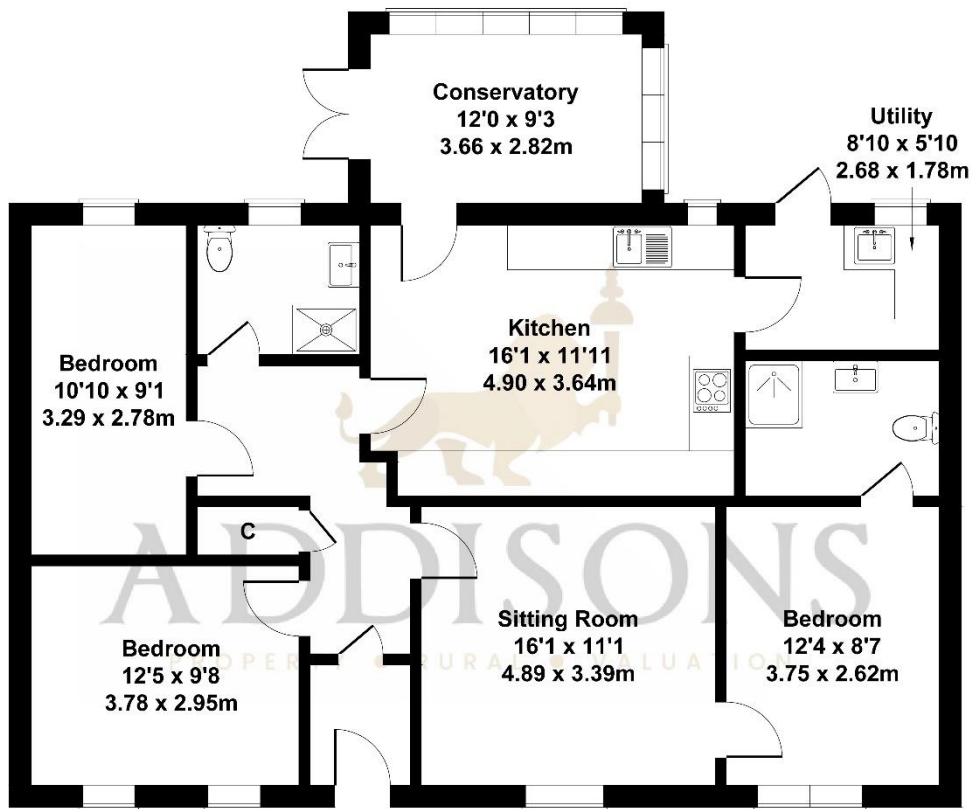
BROCHURE

Photographs and details taken April 2024



Floor Plan

4 Gilmore Garth

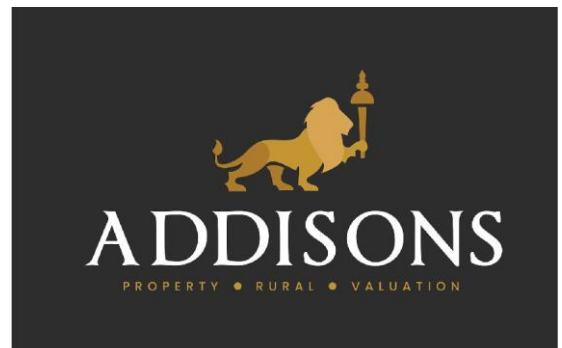


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		84
69-80	C	70	
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	



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