



# Mill Wynd

Staindrop

  
**ADDISONS**  
PROPERTY • RURAL • VALUATION

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# ABOUT THE PROPERTY

A wonderful opportunity to purchase an end of terraced cottage tucked away in a quiet position within the sought after village of Staindrop. The property is in need of full modernisation and updating but benefits from spacious accommodation over two floors with a wonderful enclosed garden to the rear.

The property briefly comprises: Entrance Hallway, Living Room, Dining Kitchen, Three Bedrooms and Bathroom. Externally there is an enclosed rear Garden. Solid Fuel Central Heating and Double Glazing.

Staindrop is a popular village situated to the south of Raby castle on the A688 midway between Barnard Castle and West Auckland. The village has a thriving community and boasts both a primary and secondary school a number of shops, pub, cafes and tea rooms making it an ideal place to live.



## ADDISONS

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# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

Solid wood part glazed front door provides access to the hallway with wood effect panelled walls and radiator. Doors accessing the rear garden and kitchen.

### Dining Kitchen

A good sized kitchen fitted with a range of wall and floor units, stainless steel sink unit, plumbing for washing machine and space for upright fridge/freezer. Understairs storage cupboard, multi fuel burning stove which heats the hot water/central heating, radiator and window to the rear elevation. Door leading out to the rear garden and door through to the inner hall/stairwell.

### Inner Hallway

Stairs rising to the first floor accommodation and door through to the living room.

### Living Room

Located to the front of the property with built-in display cabinets to alcoves, radiator and window.

## FIRST FLOOR

### Landing

Window to the side elevation with countryside views, balustrade landing, radiator, loft hatch and doors leading off to the bedroom accommodation.

### Bedroom 1

Window to the front elevation and radiator.

### Bedroom 2

Window to the front elevation, radiator and built-in wardrobe.

### Bedroom 3

Built-in wardrobes with central dressing table, two windows to the rear elevation overlooking the garden and two radiators.



### **Bathroom**

Panelled bath, obscured glazed window, low level wc, pedestal hand wash basin, airing cupboard and radiator.

### **EXTERNALLY**

The rear of the property there is an enclosed garden which is predominately laid to lawn with an area of hardstanding and outdoor toilet.

### **COUNCIL TAX**

Band C

### **TENURE**

Freehold

### **SERVICES**

Mains electricity, mains water, mains drainage and solid fuel central heating.

### **PRICE**

£170,000

### **VIEWING**

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

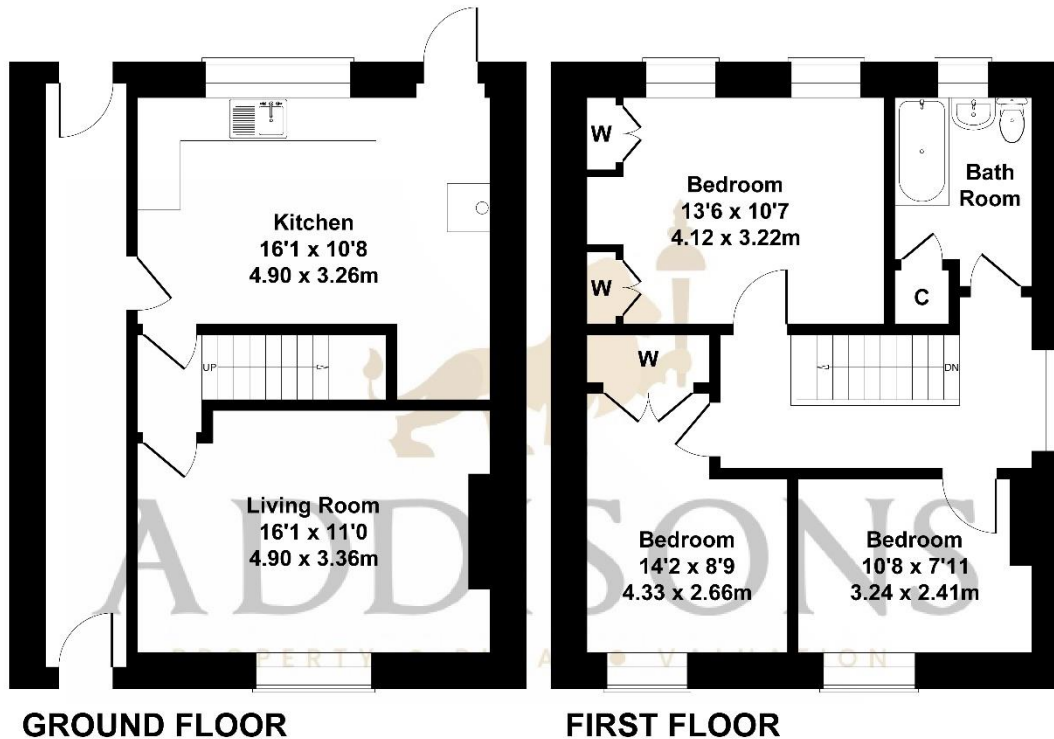
### **BROCHURE**

Details and photographs taken October 2024



# Floor Plan

## 6 Mill Wynd, Staindrop

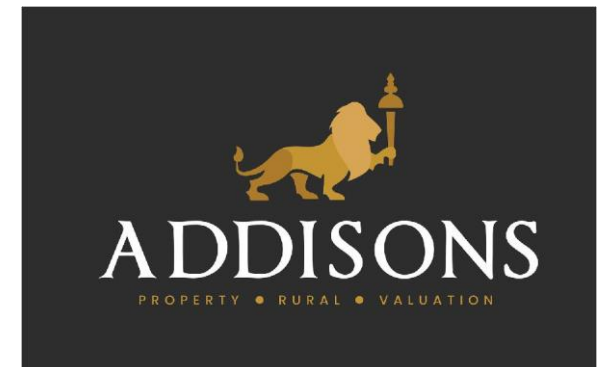


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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	<b>A</b>		
81-91	<b>B</b>		<b>84</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>42</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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