



Office Square

Staindrop



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to offer to the market Bailey Cottage a delightful one bedroom Grade II listed terraced cottage located within the heart of the village of Staindrop.

The immaculately presented accommodation briefly comprises: Living Room, Kitchen, Cellar, Landing, Double Bedroom and Shower Room. Externally there is shared rear Courtyard. Benefitting from Gas Fired Central Heating throughout.

The property is located in desirable village of Staindrop which benefits from both a primary and secondary school, post office, a number of shops and public house/tearooms. The area around Staindrop, including the historic market town of Barnard Castle offers excellent walking and other outdoor pursuits, while the town has many amenities from local and national retailers to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.



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ACCOMMODATION

Living Room

Solid wood front entrance door providing access directly into the Living Room. Within the living room there is an inglenook fireplace with log burning stove, exposed brick feature wall, painted beamed ceiling, solid wood flooring, wall lights, vertical radiator and window looking out over the village green. Cottage style latch door accessing the Kitchen.

Kitchen

Fitted with a range of shaker style wall and floor units, solid wood worktops incorporating stainless steel sink unit, glass splashbacks. Integrated electric fan oven and hob with extractor fan unit above, integrated washing machine, space for upright fridge/freezer, window to the rear elevation, feature exposed stone wall, solid wood flooring and inset lighting. Rear access door, door accessing the cellar and stairs rising to the first floor accommodation.

FIRST FLOOR

Landing

Balustrade landing with original stripped wood flooring, cornicing to ceiling, loft hatch and window to the rear elevation. Original stripped doors provide access to the first floor accommodation.

Bedroom One

A good sized double bedroom with decorative fireplace, arch to alcove, original stripped wood flooring, cornicing to ceiling and vertical radiator. Window to the front elevation looking out over the village green.

Shower Room

Walk-in oversized shower with mains shower and tiled splashbacks, wall mounted handwash basin, low level wc, heated towel radiator, inset lighting and window to the rear elevation. Concealed cupboard providing useful storage and housing the central heating boiler.



EXTERNALLY

A shared courtyard to the rear of the property with storage shed.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

Mains water, mains sewerage, mains electricity and mains gas.

VIEWING

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

PRICE

£165,000

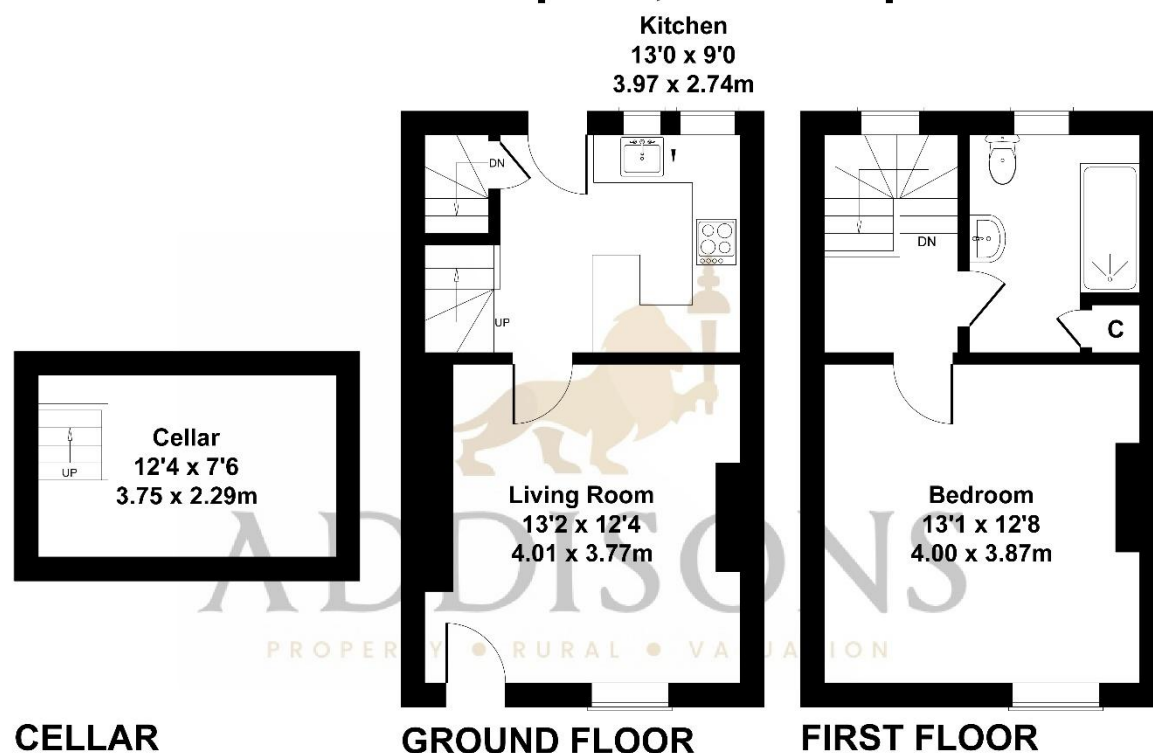
BROCHURE

Photographs and details taken April 2025.



Floor Plan

16 Office Square, Staindrop

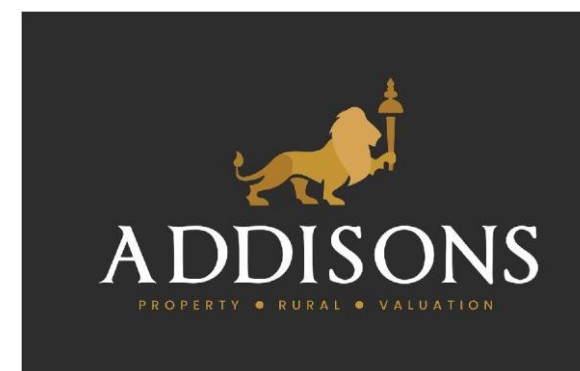


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		89
81-91 B		
69-80 C		
55-68 D		
39-54 E	52	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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