



Lynesack

Bishop Auckland



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

This is a wonderful opportunity to purchase a two bedroom stone built single storey cottage together with a converted byre. The converted byre offers one bedroom accommodation making it ideal for a number of uses including: - additional guest accommodation, separate living accommodation, hobby room or holiday let.

The property enjoys panoramic views over the surrounding countryside and beyond being situated in a rural position within the hamlet of Lynesack which lies between the villages of Copley and Butterknowle.



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ACCOMMODATION

West Softly Cottage

Entrance Vestibule

Accessed through a part double glazed front door with doors accessing the Living Room and Bedroom.

Bedroom One

Double bedroom situated to the front of the property with window overlooking the front garden and countryside views beyond. Coving to ceiling, central ceiling light and radiator.

Living Room

A well presented reception room enjoying countryside views having an Inglenook fireplace with multi fuel burning stove set on a tiled hearth with wood mantelpiece. Laminate flooring, coving to ceiling, central ceiling light and through entry to the kitchen.

Kitchen

Fitted with a range of modern wall and floor units with contrasting worktops and tiled splashbacks. Porcelain sink unit with mixer tap and drainer, integrated electric oven, microwave, gas hob, chimney style extractor and glass splashback. Space for upright fridge/freezer, laminate flooring, inset lighting, radiator and window to the rear elevation. There is space within the kitchen for a family sized dining table and chairs. Doors leading to the second bedroom and rear entrance vestibule.

Bedroom Two

Window to the side elevation, coving to ceiling, central ceiling light, loft hatch, built-in shelved storage cupboard and radiator.

Rear Entrance

Radiator, tiled flooring, external part glazed door leading outside and doors to the bathroom and utility room.

Utility

Oil fired central heating boiler, fitted wall units and base unit, worktops and tiled splashbacks, sink unit, plumbing for washing machine, space for under counter tumbler dryer. Window to the rear elevation

Bathroom

Panelled bath with mixer tap and shower head. Gloss cabinetted hand wash basin and low level wc, heated towel radiator, laminate flooring, w level wc, oversized shower cubicle with mains shower, inset lighting, heated towel rail and obscured glazed window.



The Byre

A converted byre providing self contained one bedroom accommodation.

Part glazed stable door leading directly into the

Open Plan Living/Kitchen

Spacious lounge with two windows, coving to ceiling, multi fuel burning stove and central ceiling light. Modern fitted kitchen with a range of wall and floor units, contrasting worktops incorporating sink unit, integrated electric oven, gas hob with chimney styles extractor hood over. Space for upright fridge/freezer, tiled splashbacks, inset lighting and vinyl flooring. Doors accessing the shower room and bedroom.

Bedroom

Double bedroom with window to the side elevation, central ceiling light and electric wall heater.

Shower Room

Shower cubicle with electric shower, low level wc, pedestal hand wash basin with water heater, electric radiator, obscured glazed window and external access door.

EXTERNALLY

Access is taken through a five bar wooden gated leading to a block paved driveway providing off street parking for a number of vehicles.

The property is bounded by stone walls with panoramic views over the open countryside. Lawned and bordered garden, patio, oil tank and timber sheds.

NOTE

There is an annual payment of £75 payable to the land owner for the siting of the septic tank on their land.

There is an option for additional parking which is sited across from the property at a cost of £50 per annum.

PROPERTY INFORMATION

Title Number(s): DU300518

Tenure: Freehold

Local Authority: Durham

Council Tax: Band B

Annual Price: £1,984

Conservation Area: No

Flood Risk: Very low

Broadband: Current provider GO FIBRE speeds up to 1 Gbps

Satellite / Fibre TV Availability: BT and Sky

Covenants and Easements

The property is not subject to restrictive covenants and/or easements, but this should be verified by the seller's solicitor.

Services

Electricity, Oil Heating (To the main Dwelling), Bottled Gas for Hobs, Mains Water, Septic Tank and Solar Panels. The solar panels are owned and help towards the running costs of the two dwellings.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

PRICE

Offers Over £415,000

BROCHURE

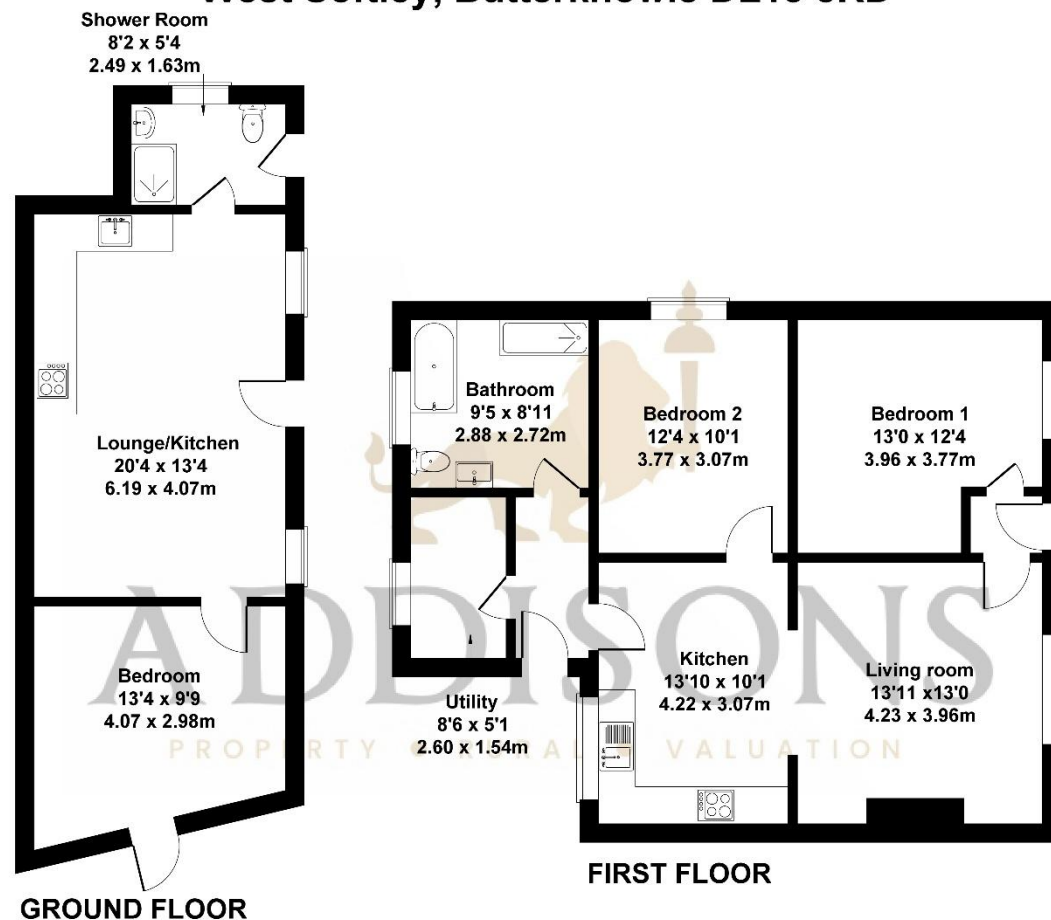
Details and photographs taken July 2025





Floor Plan

West Softley, Butterknowle DL13 5RD



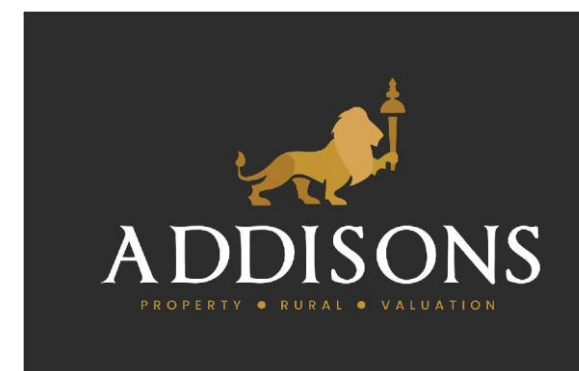
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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1-20	G		



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