

# STUART EDWARDS



Low Hedley Hope, Bishop Auckland DL13 4PR

- Converted Farm Building
  - Idyllic Location
  - 3 Reception Rooms
- Family Bathroom & 2 En-Suites
  - Ample Parking
- Completed in 2005
  - 4 Bedrooms
- Extensive Kitchen
  - Annex
- Landscaped Gardens

**Offers In The Region Of £575,000**

**Council Tax Band: D**  
**EPC Rating: E**

**ACCOMMODATION**

Rohan Cottage is a charming traditional stone built converted farm building situated in an idyllic location surrounded by open countryside.

Completed in 2005, the property provides versatile, well planned living accommodation throughout.

In addition there is a stone built two storey annex (former double garage) which is ostensibly converted to a residential Annex.

Having an attractive approach with a shared central courtyard to the front the property is accessed via a hardwood, partially glazed entrance door. Upon entry the hallway has stripped oak flooring leading to a lounge with marble feature fire surround, dining room, extensively fitted kitchen with appliances, an impressive garden room, bedroom 2 with en-suite, bedroom 3 and family bathroom. To the first floor there is a master bedroom with en-suite and bedroom 4 with a range of fitted wardrobes.

The property has mains electricity and water. Oil central heating with radiators and private drainage.

**AREA INFORMATION**

Rohan Cottage is situated a short drive from the village of Lanchester a popular and thriving commuter village set amidst beautiful countryside of mainly pasture and woodland and a short distance from the North Pennines Area of Outstanding Natural Beauty. The Smallhope Burn, a tributary of the River Browney, runs through the Lanchester Valley. The local economy was mainly based on agriculture and the grandeur of its Church indicates that this has been an important religious centre since the Norman times. The old railway line, now known as the Lanchester Valley Walk, runs between Consett and Durham where it links at each end with a further network of other disused railways and tracks for walking and cycling. At the Consett end the footpath links to the C2C cycle route, an award-winning national cycle route stretching from Whitehaven and Workington in the north west of England to Sunderland and Tynemouth in the north east.

The traditional village offers a wide range of everyday amenities including a range of shops, small supermarket, farm shop, bank, pharmacy, post office, a selection of eateries and pubs, an active community centre and churches. The village green is frequently used for community events. Nearby Tow Law and Bishop Auckland offers additional shopping and recreational services while the historic cathedral city of Durham, which is very accessible, provides comprehensive professional, cultural, educational and recreational facilities. For schooling Lanchester offers primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

For the commuter, Lanchester is ideally placed for access to the major centres of the north east. The A68 provides access both north and south linking to both the motorway network and to the A69 for quick connection to Newcastle in the east and Carlisle in the west. The A691 offers quick access to Durham and Consett. The Gateshead Metro Centre, Newcastle International Airport, Newcastle and Durham Rail Stations are all extremely accessible, providing excellent transport links.

**Approximate Mileages**

Lanchester village centre 5.8 miles | Tow Law 2.9 miles | Bishop Auckland 11.3 miles | Durham City Centre 9.6 miles | Newcastle City Centre 19.5 miles | Newcastle International Airport 25.2 miles

**HALLWAY**

Stripped oak flooring, double radiator, single radiator, cupboard housing the central heating boiler, storage cupboard and natural wood staircase with balustrade and spindles leading to the first floor.

**LOUNGE**

18'9" x 13'3"

Marble feature fire surround with inset electric fire, two double radiators, two skylights and French doors leading to the patio area.

**DINING ROOM**

13'0" x 9'8"

Double radiator.

**KITCHEN**

11'4" x 14'0"

Extensive range of wall and floor units with marble worktops and inset one and a half bowl stainless steel sink and drainer unit. Integrated dishwasher, fridge/freezer, washing machine, electric double oven, ceramic hob and extractor canopy. Ceramic tiled flooring with underfloor heating and archway leading to the garden room.

**GARDEN ROOM**

18'8" x 13'7"

Ceramic tiled flooring with underfloor heating, double radiator, two wall light points and two sets of French doors.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

