



Teesway, Neasham, Darlington, DL2 1QP
2 Bed - Cottage
O.I.R.O £350,000

Council Tax Band: D
EPC Rating: C
Tenure: Freehold



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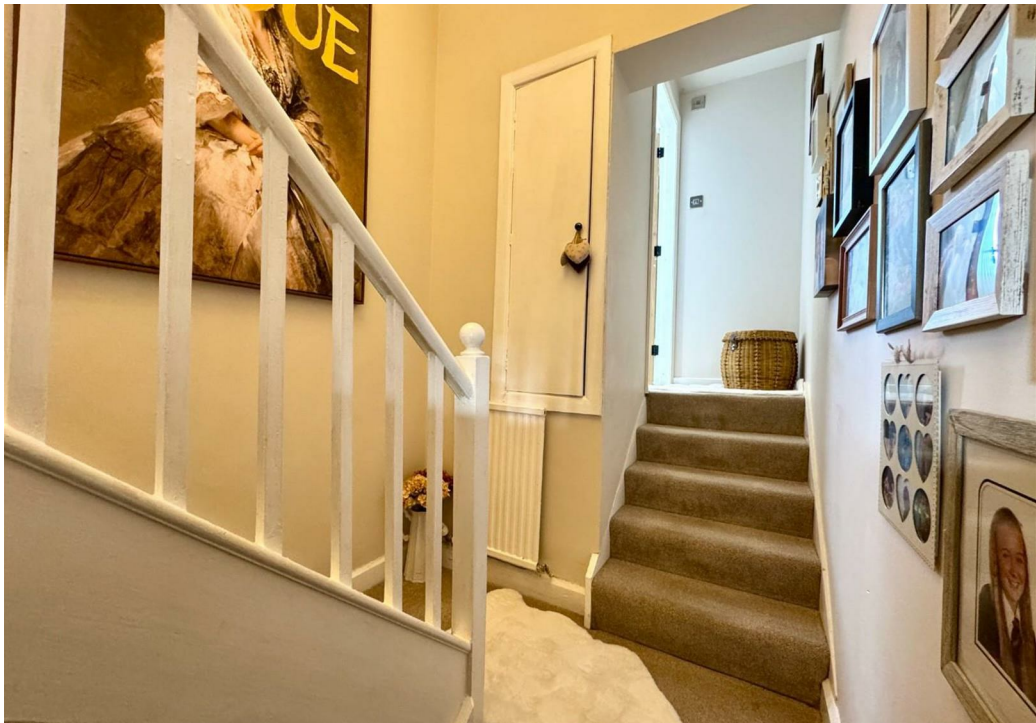
Nestled in the heart of the highly sought-after village of Neasham, this beautifully updated and extended two-bedroom period cottage offers charm, character and modern living in equal measure. Deceptively spacious and superbly appointed, the property occupies an excellent site with the rare advantage of a detached double garage, providing versatile potential as a gym, workshop or even a possible annexe, subject to the necessary consents.

The interior has been thoughtfully renovated to a high standard, combining period features with contemporary finishes. An inviting entrance vestibule leads into a cosy lounge, complete with herringbone flooring and a spectacular inglenook fireplace with oak beam and log burner. The inner hallway gives access to a cloakroom/WC, while the modern farmhouse-style kitchen boasts a butler sink, pantry unit, integrated dishwasher and fridge freezer. This flows seamlessly into the stunning dining and living area, where bi-fold doors open onto the landscaped rear garden, creating the perfect space for entertaining. Upstairs, two well-proportioned bedrooms are served by a sumptuous bathroom, fully tiled and featuring a freestanding bath, walk-in shower, WC and pedestal wash basin.

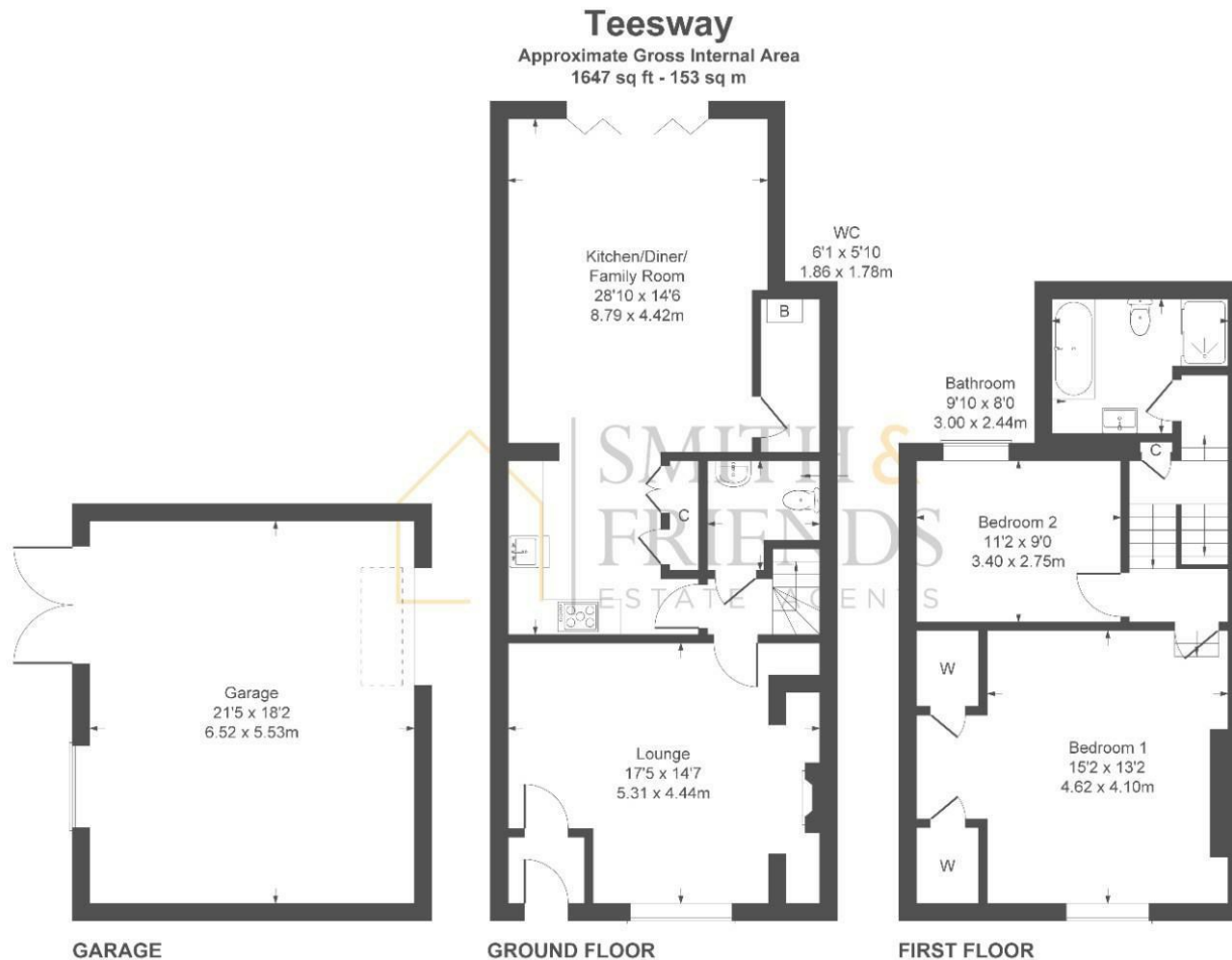
Neasham is a picturesque village on the banks of the River Tees, renowned for its welcoming community spirit and traditional charm. Local pubs, including the popular Fox & Hounds, provide an excellent spot to relax, while the village is well served by reputable schools in the surrounding area, making it ideal for couples and families alike. Despite its tranquil rural setting, Neasham is conveniently placed just a short drive from Darlington, offering excellent transport links and a wealth of shops, restaurants and leisure facilities.

This outstanding cottage combines period character with stylish modern living, all in a desirable village location. Early viewing is highly recommended to fully appreciate the quality and space on offer.

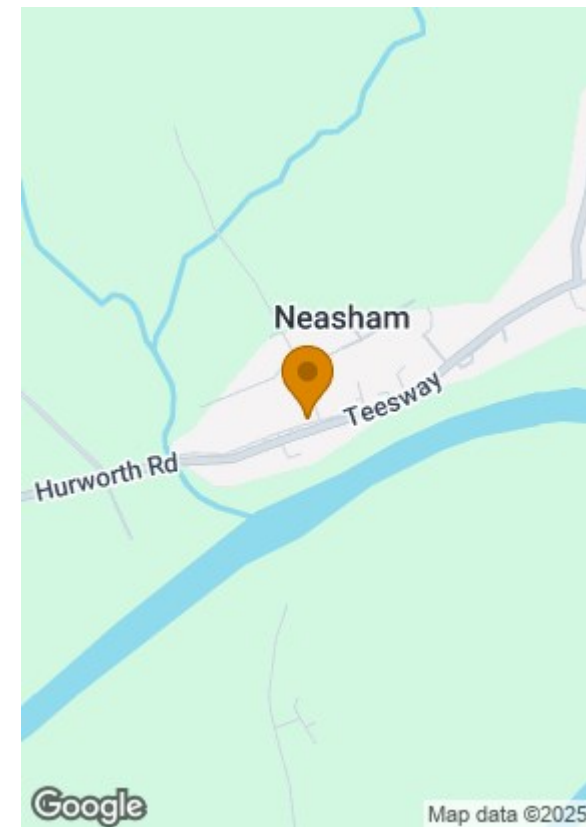








Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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