



**Cotherstone, Barnard Castle, County Durham, DL12 9NW**

**£199,950**

Charming period cottage. Desirable & thriving village. Spacious 3 bed layout. Low maintenance outside space. Off-street parking. Ideal home or second home. Attractive views. Excellent walks straight from the doorstep.

**Dales & Shires**  
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming and characterful period cottage, believed to date back to approx. 1750. Situated in the heart of this highly desirable and thriving Teesdale village, and offering buyers a spacious 3 bedroom layout, as well as outside space, off street parking and attractive views. Features include: generous proportions, plentiful natural daylight, thick walls, exposed beams, window seats, full gas central heating throughout and (mostly) PVCu double glazed sash windows. We anticipate this property will appeal to a variety of buyers, including those looking for a full time home or second home, and we advise an early viewing to appreciate the location, charm, space, lifestyle and value.

## PROPERTY SUMMARY

The accommodation includes a large lounge, dining room, kitchen, utility porch, three bedrooms and house bathroom. Externally: There is a paved front and side yard area, enjoying a sunny aspect for most of the day. A timber shed provides storage (eg. for children's / adults' bicycles). To the rear is a further low maintenance yard, providing useful off street parking space for the house.

## LOCATION

The property is situated in the highly desirable and established village of Cotherstone, which has amenities including a village shop, cafe, two pubs and a primary school. Larger towns and cities of Barnard Castle, Richmond, Middleton-in-Teesdale, Bishop Auckland, Durham and Darlington are within easy reach, and offer a comprehensive array of additional amenities, including shops, restaurants, highly regarded schools, transport links and recreational facilities. Popular with residents and tourists, the area of Teesdale is an ideal base for those keen to explore the beautiful surrounding countryside, with the North Pennines AONB, Yorkshire Dales National Park and the famous High Force waterfall all easily accessible. There are plentiful walking and cycling routes in the local area – including immediately accessible riverside walks long the River Balder and the River Tees. The A1 and A66 are easily accessible, making the area a popular choice for commuters who wish to enjoy a convenient yet rural lifestyle.

## DIRECTIONS

Sat Nav location: DL12 9NW.

## GROUND FLOOR

PVCu front door into the entrance vestibule. Staircase to the first floor.

### Lounge 14' 9" x 14' 3" (4.49m x 4.34m)

Spacious and bright main reception room with front and side windows. PVCu side French doors open out onto the paved side/front garden area (ideal for sitting out with a morning coffee and throughout the day). Exposed beams, window seat, large understairs storage cupboard and a decorative focal fireplace (potential for a log burner). Open plan and single step down to:

### Dining Room 9' 4" x 8' 5" (2.84m x 2.56m)

Ideal for formal dining. Rear window. Door to:

### Kitchen 11' 10" x 5' 10" (3.60m x 1.78m)

A pleasant fitted kitchen with rear window. Gas and electricity supplies for a cooker. Door to:

### Utility Porch 5' 8" x 3' 9" (1.73m x 1.14m)

Useful utility space with 'stable style' PVCu door to the rear yard/parking area. Ideal for muddy boots and pets after a walk. Fitted cupboard, worktop and space for a washing machine (with hot and cold water supply and drainage).



## FIRST FLOOR

Central landing with storage cupboard.

**Bedroom One** 13' 11" x 9' 5" (4.24m x 2.87m) plus cupboard and recess.

Double bedroom with front window and useful cupboard over the stairs.

**Bedroom Two** 14' 2" x 8' 10" (4.31m x 2.69m)

Double bedroom with rear window. Cupboard with boiler.

**Bedroom Three** 7' 8" x 5' 11" (2.34m x 1.80m)

Single bedroom / study. Rear window.

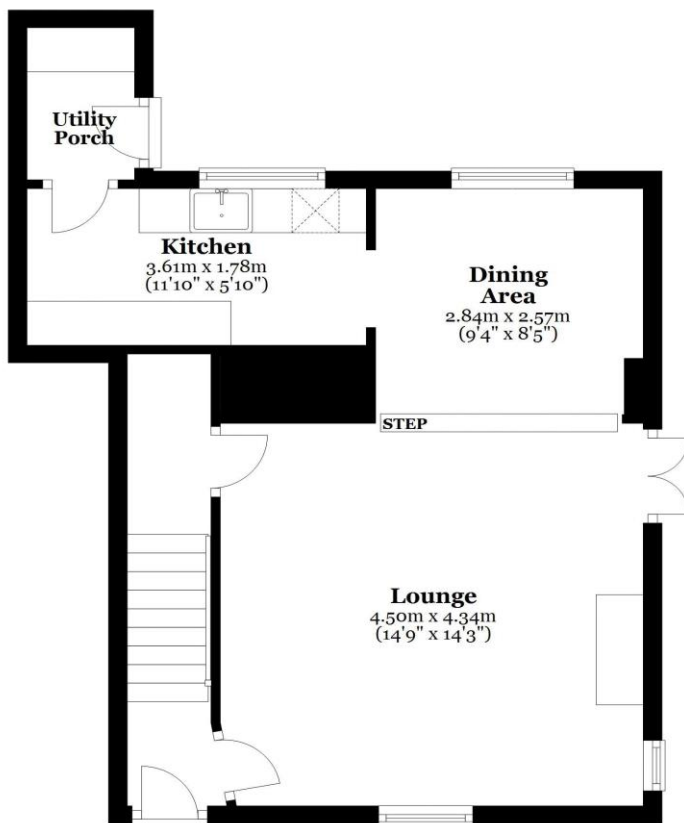
**Bathroom** 7' 5" x 5' 4" (2.26m x 1.62m)

Fitted white suite with bath (with shower over), sink and toilet. Rear window.



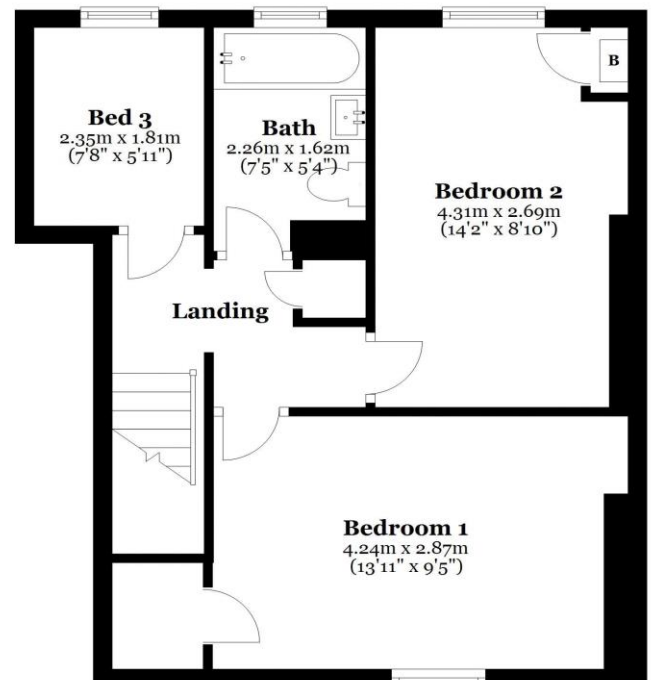
## Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)







## OUTSIDE

Front and side paved garden/yard area, enjoying a sunny aspect and with enough room for a garden table and chairs. Useful timber storage shed (ideal for bikes and tools). To the rear is a triangular, low maintenance, paved rear yard, which can comfortably be used for off-street parking – accessible directly via the side lane.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

**Tenure:** Freehold.

**Council Tax Band:** B.

These details were prepared / amended on: 07/05/2025

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

**Phone:** 01423 20 60 60  
**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)  
**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

