



*Ann Cordey*  
ESTATE AGENTS

**Blacksmiths Cottage, 23 Millbank, Heighington Village, DL5 6RY**

**£190,000**





## Blacksmiths Cottage, 23 Millbank, Heighington Village, DL5 6RY

Nestled away within a private location within the village of Heighington, Blacksmiths Cottage certainly is a hidden gem. Having been reconfigured from the original two bedroomed layout, the property is now a generous one bedroom home with upgraded bathroom/WC to the first floor.

The ground floor accommodation is very generous with a superb open plan kitchen, dining and living space with exposed beams and an Amdega conservatory which enjoys views of the the courtyard to the rear. The sitting room is also well proportioned with an stone inglenook fireplace with log burning stove to cast a cosy glow. There is also a handy ground floor shower room/WC and utility area.

The pretty courtyard attracts a great deal of the sunshine and is a very pleasant space in which to enjoy the outdoors. Entirely paved for ease of maintenance with raised borders offering an abundance of mature plants and shrubs to add colour and interest throughout the season. In addition there is well proportioned potting shed and a log store.

The property boasts plenty of character and appeal and must be viewed to be appreciated. Available with no onward chain and in ready to move into order the property is the very epitome of a country cottage with a cosy homely feel throughout. Warmed by gas central heating and being fully double glazed.

The location is quite private within the village of Heighington, and only a walk away to the local SPAR shop, Church and well regarded pub/restaurant The Bay Horse. There are excellent transport links to the A1M and towards Darlington and West Auckland

TENURE: Freehold  
COUNCIL TAX:

### ENTRANCE HALLWAY

The entrance to the property is via a wooden stable door within the rear courtyard. The stone tiled floor leads through to the kitchen and ground floor shower room and WC.

### KITCHEN

13'3" x 8'5" (4.05 x 2.58)

The kitchen comprises of an ample range of wooden cabinets which have been painted in a mellow green tone and are complimented by the warm tones of a solid wooden worksurface with belfast sink. The appliances include a Belling range cooker, a fridge/freezer and integrated microwave and dishwasher. The room has been finished with tiled surrounds to the sink and cooking area . Being open plan to the living and dining area.

### DINING & LIVING

20'2" x 15'2" (6.15 x 4.63)

A generous living and dining area with solid wood, double glazed Amdega conservatory has a vaulted ceiling French doors opening onto the rear courtyard. An attractive wooden door leading through to the staircase and to the lounge.

### LOUNGE

15'8" x 15'5" (4.78 x 4.72)

A well proportioned characterful reception room with exposed beams and an inglenook fireplace to the chimney breast with a log burning stove is at the heart of the home and casts a cosy glow. There is a window to the front aspect and a built in storage cupboard.



SHOWER ROOM/WC

With a wet room design and mainsfed shower and low level WC. The handbasin is situated within a useful vanity storage cupboard and there is space and plumbing for an automatic washing machine. The room has natural light via the velux window to the apex ceiling.

FIRST FLOOR

LANDING

A sizeable area with a window to the front aspect and leading to the bedroom and bathroom/WC.

BEDROOM ONE

15'8" x 9'8" (4.78 x 2.95)

A sizeable double bedroom with fitted wardrobes and a pretty cast fireplace adding character and making a lovely feature. The room also overlooks the front aspect.

BATHROOM/WC

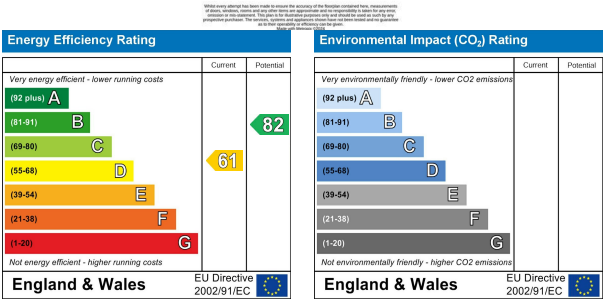
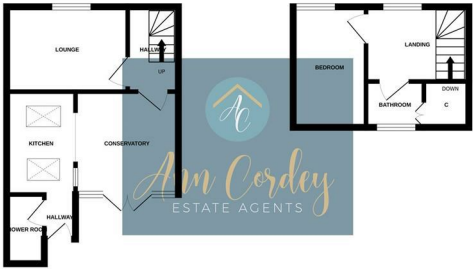
Bedroom two was converted by the current vendors to allow for a bathroom/WC to this floor. The modern bathroom is in keeping with the character of the home having a roll top bath making a statement, and with the handbasin and WC set within vanity

EXTERNALLY

The property is accessed by a single pedestrian gate into the enclosed courtyard. The courtyard is paved with a composite decking area and a fixed gazebo. The raised borders and well established with an abundance of flowering plants and shrubs which provide colour and interest throughout the seasons. There is a stone built potting shed which has a window, light and electrics (the central heating boiler is situated here) and there is a further storage shed currently used as a log store.



GROUND FLOOR 1ST FLOOR



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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