



BEDBURN COTTAGES

Bedburn, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND



BEDBURN COTTAGES

BEDBURN, HAMSTERLEY, COUNTY DURHAM, DL13 3NW

Hamsterley 1/2 mile, Bishop Auckland 8 miles, Durham 16 miles, Darlington 17 miles

A BEAUTIFULLY POSITIONED, STONE-BUILT FAMILY HOUSE OPPOSITE A MILL POND WITH A LARGE GARDEN AND ADDITIONAL WOODLAND.

Accommodation

Reception Hallway • Study • Cloakroom • Sitting Room • Dining Room
Snug/Library • Kitchen/Breakfast Room and Utility Room • Main bedroom with ensuite bathroom • 4 further bedrooms and family bathroom

Large double garage with planning consent for conversion to 2 bedroomed annexe.

Delightful, fully enclosed garden (dog proof).

Adjoining amenity woodland.

In all about 2.74 acres (1.1 ha)

FOR SALE AS A WHOLE OR IN TWO LOTS



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Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742

Situation and Amenities

Bedburn Cottage lies on the edge of the quiet hamlet of Bedburn about 1/2 a mile from the village of Hamsterley and close to Hamsterley Forest. The house is on the lane with its gardens and woodland behind and looks out over a delightful mill pond and into the forest in a particularly peaceful setting.

Hamsterley village is a pretty, pleasantly situated village on a low ridge between Teesdale and Weardale and is easily accessible to the main commercial centres of the North East. It has a highly regarded pub, a well-used village hall and lovely green.

Wolsingham (5 miles) and Stanhope (8 miles) are the closest market towns with a range of local shops and services including a bank, post office, health centre, chemist, greengrocer, butcher, pubs and restaurants in each. Stanhope also has the Weardale Community Hospital and Durham Dales Visitor Centre. Bishop Auckland (8 miles) is the nearest larger town with a full range of shops, supermarkets and services and hospital while Durham (16 miles), Darlington (17 miles) and Newcastle (29 miles) provide additional restaurants, shopping, health and cultural opportunities. All three lie on the main east coast rail line with regular connections north and south with London about 2 hours 20 minutes from Darlington. There are international airports at Durham Tees Valley and Newcastle and an excellent range of schools for all age groups.



Bedburn Cottages

Bringing together two homes has provided light and spacious rooms, and in particular on the ground floor. The reception hall leads into a good sized, comfortable study with a cloakroom and wc off with marble floor and surfaces. The sitting room has an impressive stone fireplace with an open fire and has a beamed ceiling as does the adjoining dining room which also has a wood burning stove and open staircase leading to the first floor. The snug/library is another comfortable and good sized room with 3 oak bookcases built around an impressive large fireplace with open fire and a lovely oak floor. The kitchen/breakfast room is narrow and was formed from a rear extension and it has been cleverly laid out using an excellent range of solid oak fronted floor and wall units, granite work surfaces and built in appliances. The floor is travertine with bronze insets. The utility room houses the boiler and water filter system covering the whole property.

Upstairs the main bedroom has an extensive range of built-in wardrobes and a beautifully fitted and spacious en-suite bathroom with free standing bath and a walk-in wet room style shower. The four other bedrooms are all a good size and the family bathroom also has both bath and separate shower. One of these bedrooms also has a void space to the side with electricity provided and plumbed in readiness to provide a further ensuite.







Ground Floor: reception hall, study, cloakroom, sitting room, dining room, snug/library, kitchen/breakfast room and utility room.

First Floor: Main bedroom with en-suite bathroom, four further bedrooms and family bathroom.

Garage

A large (6.1m x 9.0m), block and stone-faced double garage with power and water and an internal workshop also has planning consent for conversion and extension to a two bedroomed annexe (D/15/00619/FPA and renewed DM/19/00597/FPA).

Gardens and Grounds

The house is approached through timber gates to an extensive area of gravelled driveway past the house to the garage.

The garden is most attractive with a sloping southerly aspect centred around open lawns and framed with shrubbery and well established herbaceous borders. There is also a terraced york stone patio accessed by the kitchen door for day and evening relaxing. The garden is completely enclosed by timber and mesh fencing making it completely dog proof.



Woodland (Lot 2)

To the north and west and with access from the garden is an additional area of mature deciduous amenity woodland extending to about 2.3 acres. It is a wonderfully peaceful and private area with open glades, ancient oaks and beeches and a fantastic source of firewood.

Services

Mains electricity, private water from a spring which is shared by neighbouring properties with UV and complete filtration system. Drainage is to a private sewerage system located on, and shared with, the immediate neighbour at Mill House. Plans are in place to upgrade this system. Hot water and central heating is from an oil-fired boiler located in the utility room.

Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

General Information

Local Authority: Durham County Council 0300 026000

Council Tax: Band G

EPC rating: E (41)



Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets and included in the sale. Any chattels, furniture, furnishings, curtains, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some may be available by separate negotiation.

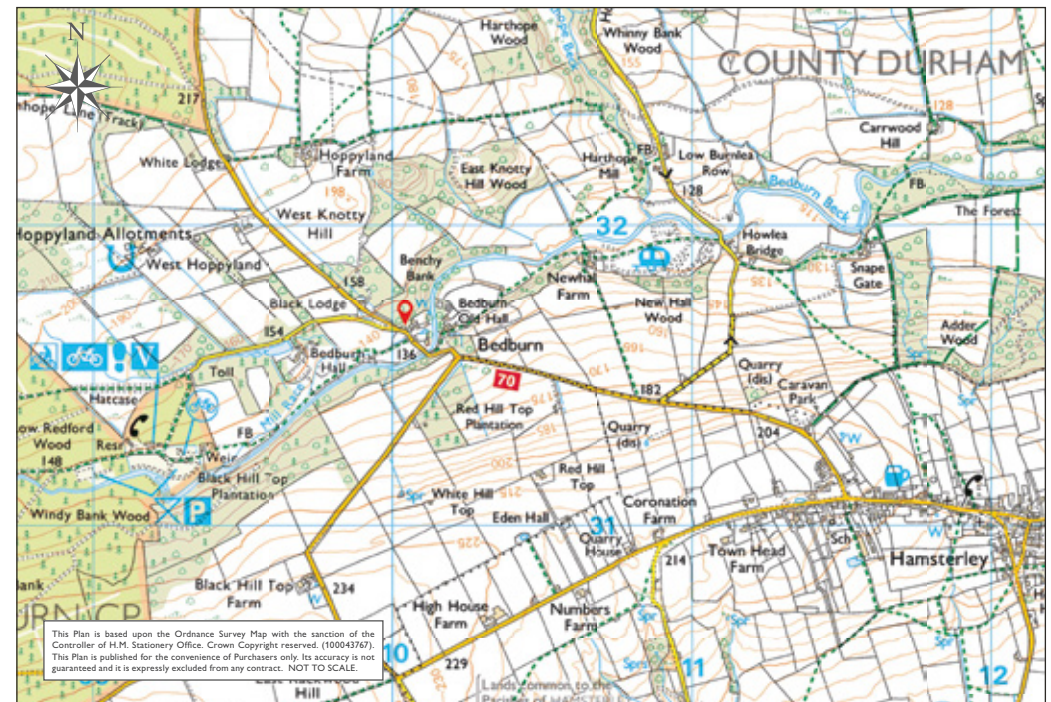
Directions

From Hamsterley head north at the village green on to Bedburn Lane, down the hill and over the bridge across Bedburn Beck. The mill pond is visible on the left and the entrance gates into Bedburn Cottage are directly opposite on the right.

Viewing

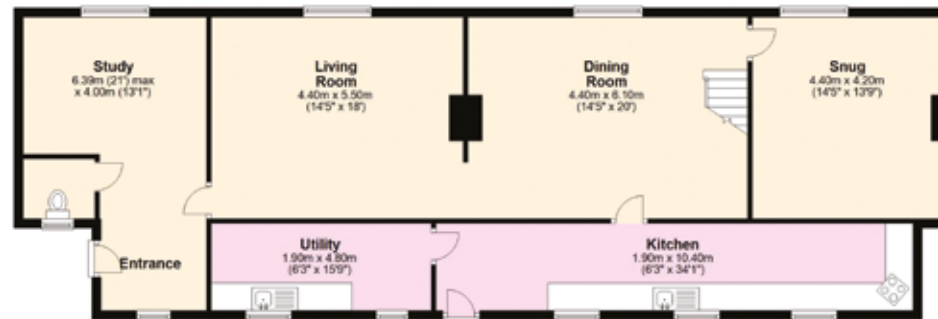
Strictly by appointment through the Selling Agents GSC Grays.

Tel: Barnard Castle 01833 637000



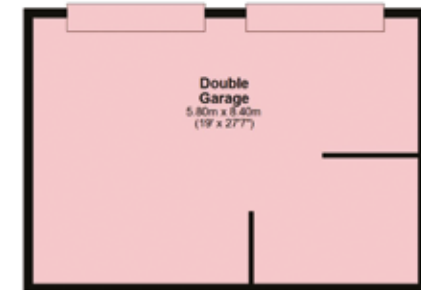


First Floor



Ground Floor

Bedburn Cottages Hamsterley



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	79
41	

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2021

Photographs taken: August 2020