



# THE NOOK

1 South View Cottages, Hamsterley, County Durham DL13 3PT



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## 1 South View Cottages, Hamsterley, County Durham DL13 3PT

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £130,000 + Reservation Fee. A superb and deceptively spacious one bedroom character cottage fully refurbished to a high standard, situated in the centre of the sought after village of Hamsterley, with an abundance of characterful features throughout, creating the perfect home for a first-time buyer. No onward chain.

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles. Hamsterley sits in open countryside between scenic Weardale and Teesdale, with an abundance of footpaths and brideways on the doorstep. The village is ideally situated for access to the rural market towns of Wolsingham, Bishop Auckland and Barnard Castle, offering a variety of national and independent shops, eateries and tourist attractions. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is a well established, friendly rural community with primary school, popular public house and active Village Hall association.



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## Accommodation

### Ground Floor

The ground floor features characterful original exposed stone walls and roof beams with wooden flooring leading into the deceptively spacious living room. The living room has a cast iron multi-fuel stove with tiled hearth and surround, window overlooking the front elevation and access to the bathroom and the kitchen. The kitchen comprises a modern, comprehensive set of units and work surfaces with integrated electric oven and induction hob and stainless steel sink, with access to the rear garden. The downstairs bathroom consists of freestanding electric shower, tiled flooring, WC and wash basin.

### First Floor

Entered through a characterful wooden door, the first floor comprises a spacious double bedroom with cast iron feature fireplace, exposed timber flooring and two useful storage cupboards.

### Externally

To the rear, there is an easily maintainable and beautifully kept gravelled tiered garden with fenced boundaries, and a suntrap bench to the top tier.

### Parking

On-street parking is available for this property.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded A.

### Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

### Services and Other Information

Mains electricity, drainage and water are connected. Smart electric heaters.

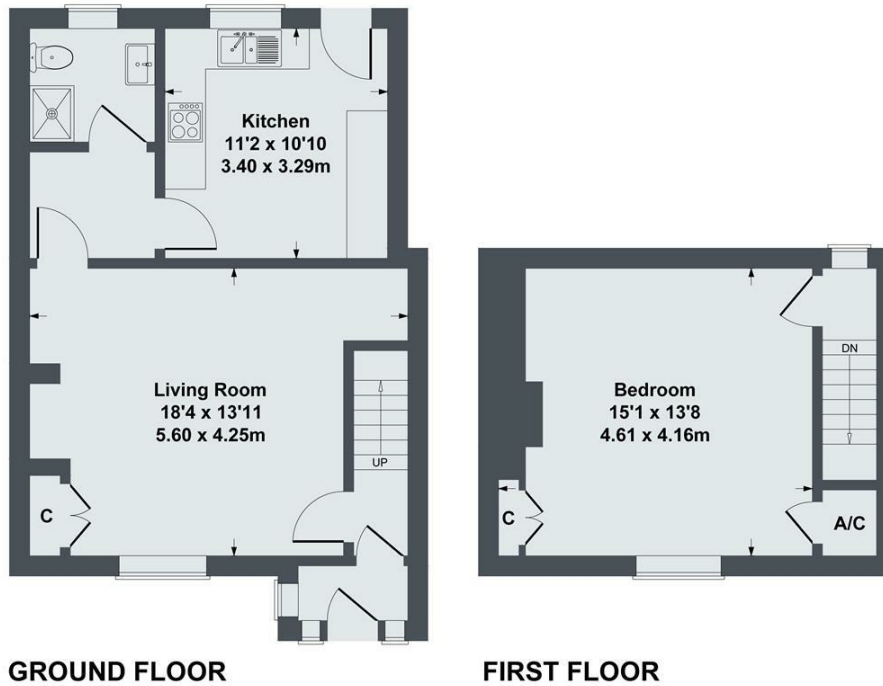
### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



# 1 South View Cottages, Hamsterley

Approximate Gross Internal Area  
732 sq ft - 68 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.