



# HARE COTTAGE

Middleton in Teesdale, County Durham



# HARE COTTAGE

4 TOWN HEAD, MIDDLETON IN TEESDALE,  
COUNTY DURHAM, DL12 0RN

NESTLED IN THE PICTURESQUE VILLAGE OF MIDDLETON-IN-TEESDALE, THIS STUNNING DETACHED STONE BUILT PROPERTY OFFERS THE PERFECT BLEND OF COUNTRYSIDE TRANQUILLITY AND MODERN LIVING.

## Accommodation

Porch • Entrance Hall • Living Room • Dining Room • Kitchen  
Utility Room • Cloakroom/WC • Main Bedroom with Ensuite Shower Room  
Two Further Bedrooms • Family Bathroom

## Externally

Garden • Private Parking • Log Store • Garden Store



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Hare Cottage

With two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones and three spacious bedrooms, this property exudes character and charm, creating a warm and welcoming atmosphere throughout.

The immaculately presented garden, with views across the landscape beyond, adds a touch of tranquillity, creating the perfect place to relax and unwind. With the added benefit of off street parking, the property is both beautiful and functional.

The far reaching views and the beauty of the surrounding countryside can be enjoyed from various vantage points and the contemporary decor and high-end interior finishes, including Karndean flooring, Neff appliances and Bora hob with extractor, add a touch of luxury to this charming home, making it a truly special place to live with the best of both worlds - a peaceful rural setting with all the comforts of modern living.

### Ground Floor

The front porch opens to a welcoming panelled entrance hall featuring Karndean stone flooring and leads on to a beautifully appointed triple aspect living room highlighting an inglenook fireplace with log burner, ceiling beams and window seat overlooking the private south facing garden.

Through an impressive stonework arched doorway, the dining room is a lovely room containing stone fireplace, ample space for a generous table and chairs and a glazed door leading to the garden.

The kitchen is fitted with a range of contemporary wall and base units, integrated appliances, built in Neff oven and Bora hob with extractor. In addition to the kitchen is an equally impressive utility room housing further integrated appliances, space for washing machine, additional sink and base and larder style units in a similar contemporary style to the kitchen.





### First Floor

The main bedroom, with vaulted ceiling and exposed beams, commands far reaching countryside views through the pretty shuttered window and showcases a stylish ensuite with shower cubicle, vanity sink and WC. The further two bedrooms are spacious and bright with views across the garden and countryside beyond.

The luxurious dual aspect family bathroom has been skilfully decorated with stone wall tiles and period floor files and comprises a separate walk-in shower, free standing bath, WC, vanity sink unit and panel radiator.

### Externally

The attractive and well-appointed stone walled garden has been lovingly created and showcases a central lawn, mature planting and flagstone patio accessed from the dining room. The garden is south facing and offers outdoor seating areas for relaxing and entertaining.

The property benefits from private parking accessed via a gravelled drive, stone built wood store. Adjacent to the property is a former garage site, currently housing a timber shed, which has potential for garage reinstatement.

### Tenure

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

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Services

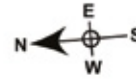
Mains electricity, drainage and water connected. Oil fired central heating.

### Vendor's Insight

It's a home not a house! Hare Cottage is unique! Previously, the property was 4 mining cottages that over the years (300+) have been combined to create a spacious home. Situationally we couldn't ask for more, within walking distance of all village amenities and River Tees but separate from the bustle, we back onto the Pennine Way and within 150 yards we are in the King Walk Woods next to Hudeshope Beck. The community is friendly, access to countryside takes no more than putting on walking shoes! If you celebrate Christmas, the cottage is a perfect platform for decoration.

# Hare Cottage, Middleton in Teesdale

Approximate Gross Internal Area  
1658 sq ft - 154 sq m



GROUND FLOOR

FIRST FLOOR

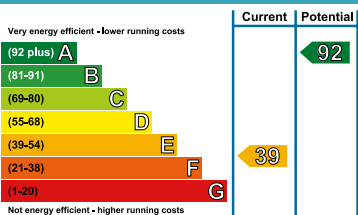
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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## Energy Efficiency Rating



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Particulars written: July 2024

Photographs taken: July 2024