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  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.

**Disclaimer Notice**



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	23
Potential	76



**SYCAMORE COTTAGE**

Romaldkirk, Barnard Castle, DL12 9DZ



# SYCAMORE COTTAGE

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Sycamore Cottage is a beautiful three bedroom stone built cottage requiring modernisation in the picturesque and highly sought after Teesdale village of Romaldkirk. The cottage comprises of three bedrooms, family bathroom, kitchen, shower room, dining room/snug, living room and conservatory.

To the exterior is a mature garden, small garage with store above. No Onward Chain.

Barnard Castle 6 miles. A66 8 miles. Richmond 20 miles. Scotch Corner 20 miles. Darlington 22 miles. East Coast Railway Station - London 2 1/2 hours, Durham Tees Valley Airport 25 minutes, Newcastle Airport 45 mins. (all distances are approximate). Romaldkirk is a former estate village lying about 6 miles upstream on the River Tees from the market town of Barnard Castle. Romaldkirk is an extremely active village. As a resident you will be given a key to the Parish rooms which provides activities such as snooker and badminton. The village has a fete and Woodridge House is within 300 yards of the renowned Rose and Crown Inn. Shopping - Local Market towns of Barnard Castle, Richmond and Darlington. Larger centres at Teesside and the Metro Centre, Newcastle. Schools - The area is well served by good State and Independent Schools. Comprehensive school: Barnard Castle. Private Schools: Barnard Castle, Yarm School and Teesside High. Racing - Catterick, Sedgfield, Ripon, Thirsk and Newcastle.



**GSC GRAYS**  
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## Accommodation

### Ground Floor

With timber panelled entrance door to front elevation, staircase to first floor and doors to ground floor accommodation. The living room has a sash window to front elevation, exposed beams, fireplace, door to a room with possible use as a home office and door to kitchen. The breakfast kitchen has a matching range of wall and base units, sink unit, space for cooker, dual aspect windows and exposed timber beams. Off the kitchen is a ground floor shower room/w.c. The dining room/snug is to the right of the entrance hall with two sash windows to front elevation.

### First Floor

Landing with access to bedroom with window to front elevation and door to double conservatory with tiled floor and doors to garden.. There are two further first floor bedrooms and a house bathroom comprising a three piece suite.

### Externally

To the exterior of the property is a mature wall and hedged garden mainly laid to lawn with side access gate, There is a separate entrance to an external store room above the garage.

### Small Garage/Outbuilding

Timber double doors and store room above with separate entrance.

### Tenure

The property is believed to be offered freehold with vacant possession on completion. Please note, a title amendment will be required during the conveyance regarding the erection of a fence to the rear. For further information, please contact GSC Grays.

### Local Authority & Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Services & Other Information

Mains electricity, drainage, and water are connected. Electric central heating.

### Particulars

Particulars written in October 2024.

Photographs taken in October 2024.

