



THE NOOK

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



GSC GRAYS

PROPERTY • ESTATES • LAND

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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 amended 11th October 2024.

Photographs taken in April 2024.

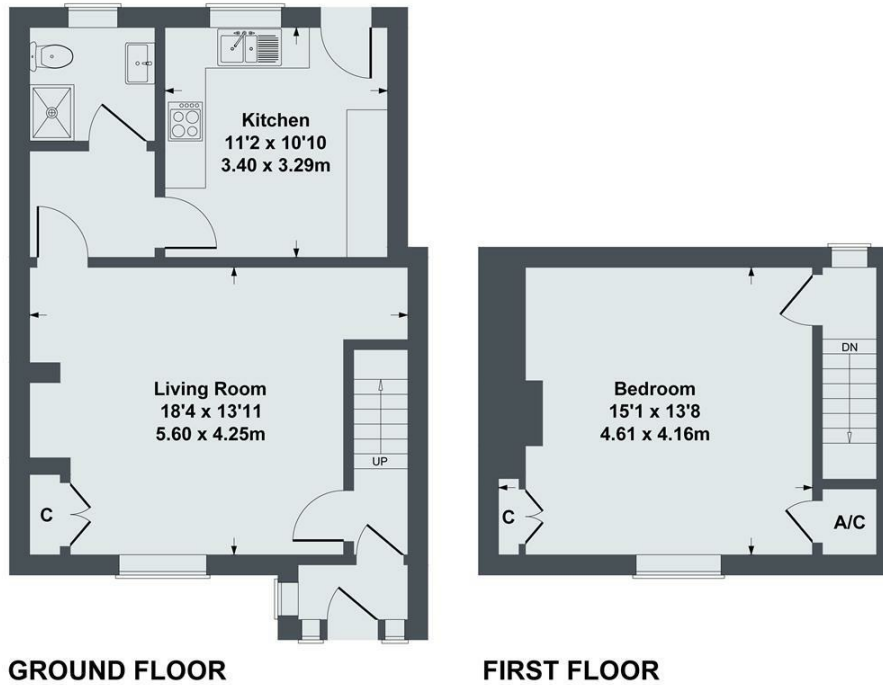
Services and Other Information

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



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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			
England & Wales		EU Directive 2002/91/EC 	



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