



COVERDALE COTTAGE  
Boldron



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# COVERDALE COTTAGE

Boldron, County Durham, DL12 9RF

A stunning three bedroom stone built cottage boasting an abundance of period features, situated in the highly sought after village of Boldron close to Barnard Castle.

## ACCOMMODATION

- \* Double front stone built period cottage
- \* Abundance of charm and character
- \* Three reception rooms
- \* Three bedrooms
- \* Underfloor heating
- \* Parking
- \* Garden
- \* No onward chain



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Situation

Barnard Castle 2 miles, Richmond 16 miles, Darlington 20 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. Please note all distances are approximate. Lowes House lies to the south of the A66, within the centre of Boldron which supports a community public house and village hall. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.







### Amenities

Primary schools at Bowes, Startforth and Barnard Castle. State secondary school with sixth form, public school and prep school at Barnard Castle. Theatres at Darlington and Richmond. Horse racing at York, Sedgefield, Catterick and Ripon. Motor sport at Croft. Golf, tennis and bowls at Barnard Castle. Golf at Richmond, Darlington and Headlam. Teesdale and the Yorkshire Dales National Park providing picturesque landscape for walking and other outdoor activities.

### Accommodation

The property briefly comprises a double reception room with living and dining rooms, breakfast/kitchen, orangery/garden room, utility room, cloakroom/WC, master bedroom with en-suite shower, two further bedrooms and a house bathroom. To the exterior of the property there is off-street parking, outbuilding and rear garden with excellent views. Viewing is highly recommended to appreciate the accommodation and period features on offer. Available with no onward chain.





## Ground Floor

With timber entrance door to front elevation into the living room with a wealth of exposed beams, flag stone flooring, mullion windows, exposed stonework and inglenook fireplace with inset multi-fuel stove. Stepping up from the living room and through an open archway is the dining room with mullion windows, flag stone flooring and an impressive fireplace with inset Range. The kitchen/breakfast room includes a matching range of wall and base units incorporating granite worksurfaces, Belfast sink, space for Range style cooker with extractor above, tiled floor, dual aspect windows, cast iron stove and stable style door to garden. From the kitchen there are two doors, one leading to the first floor and the other to a beautiful orangery with far reaching views to the rear and patio doors to the garden. There is also a utility room and cloakroom/wc on the ground floor.

## First Floor

There are three double bedrooms on the first floor, the master bedroom has substantial exposed roof trusses and stone fireplace, mullion windows and a secret built-in shower. The second bedroom has a carved stone fireplace and mullion windows. The third bedroom is to the rear of the property with dual aspect windows. The house bathroom includes a four piece white suite with frosted window to side elevation.

## Externally

### Garden

The rear garden is mainly laid to lawn with far reaching views to the rear. To the side of the property is a patio area and parking for one vehicle with wrought iron gates. There is also a useful stone outbuilding.

### 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 E.

### Particulars

Particulars written in May 2025.

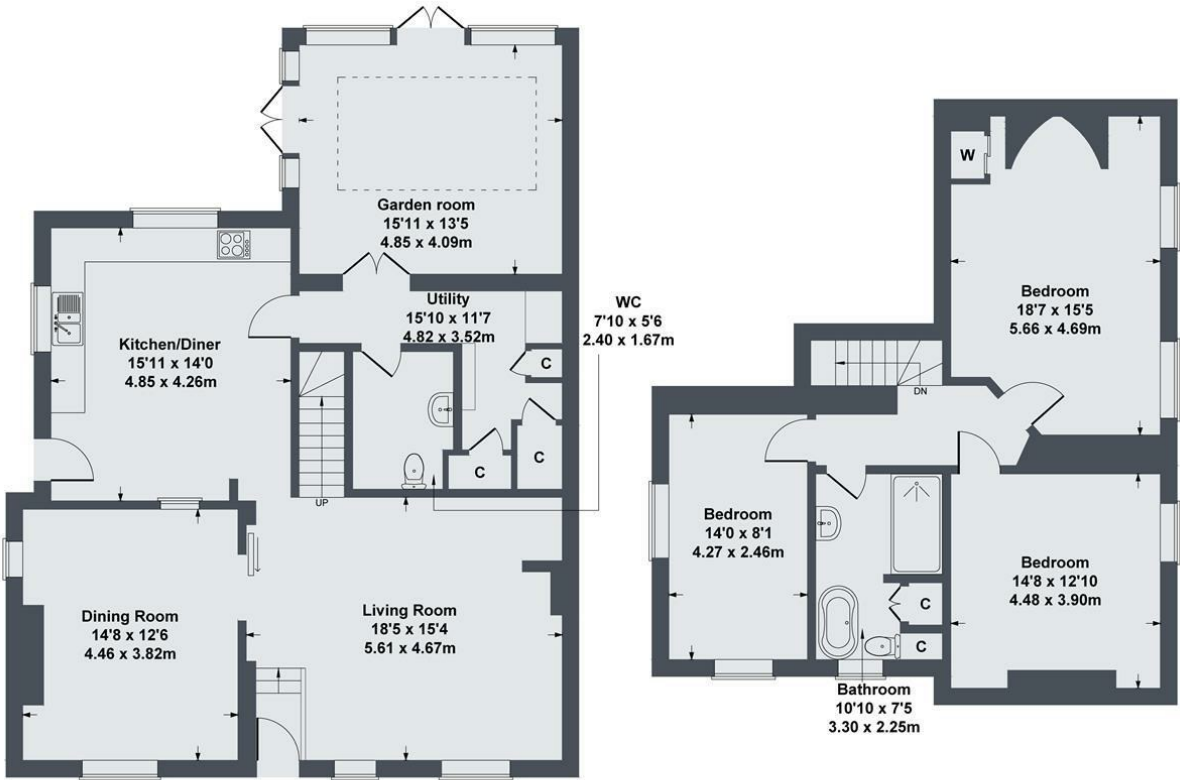
Photographs taken in May 2025.

### Services and Other Information

Mains electricity, drainage and water are connected. Underfloor oil fired central heating.

# Coverdale Cottage, Boldron

Approximate Gross Internal Area  
1787 sq ft - 166 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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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