



CROSSWINDS

Woodland, Bishop Auckland, County Durham DL13 5RF



GSC GRAYS

PROPERTY • ESTATES • LAND

CROSSWINDS

Woodland, Bishop Auckland, County Durham DL13 5RF

This charming detached house is located in the picturesque village of Woodland, Bishop Auckland and boasts not one, but two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is the beautiful mature garden, ideal for those with green fingers or for simply unwinding in the tranquillity of nature. The well-loved nature of this home is evident throughout, making it a warm and inviting space for you to make your own.

The off road parking and garage ensure convenience for you and your guests and the spacious rooms offer endless possibilities for creating your dream living space, with plenty of room for all your furniture and personal touches.

Don't miss out on the opportunity to own this delightful property in a sought-after village location and envision the endless potential this home has to offer.



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Location and Amenities

Barnard Castle 7 miles, Darlington 17 miles, Richmond 22 Miles, Durham 19 miles, Newcastle 36 miles, A1(M) 21 miles. Please note all distances are approximate. Woodland is ideally situated for easy access to the local towns of Darlington, Richmond and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible, bringing many areas within commuting distance. The villages of Gainford and Staindrop are only a few miles away and benefit from a post office, and a number of shops and public houses.

Accommodation

The property is accessed via the private front garden with separate access to the garage. From the front door, the hallway leads to the extremely spacious modern kitchen which has space for a table, with base and wall units, Rangemaster oven, stainless steel extractor fan and large bay window overlooking the pretty front garden. There is also access to a separate utility room with door to the side of the property.

The hallway also has a door leading to the integral garage and another to a separate downstairs cloakroom.

The hallway continues to the bright and spacious lounge with large picture windows overlooking the rear garden and feature fireplace and a second light and bright reception room features French doors opening on to the beautifully maintained rear garden.

Stairs from the hallway lead up to the first floor where the master bedroom, with ensuite shower room, features built in wardrobes and commands stunning views to the rear across open countryside and wide reaching views. The second double bedroom also features built in wardrobes and similar views. The third, fourth and fifth bedrooms are located at the front of the property and have views over the front garden. The light and spacious family bathroom has a freestanding bath, separate shower cubicle, heated towel rail, sink and WC.

Externally

Externally, the property has the added benefit of a private front garden with stone hedged fenced boundaries and mature planting, setting the property back from the road and the attractive cottage garden to the rear of the property has a raised patio for entertaining and has been planted with many mature plants, making it the perfect place to relax and entertain.

There is an integral garage and off street parking with the 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 E.

Particulars

Particulars written in June 2024.

Photographs taken in June 2024.

Services and Other Information

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

Disclaimer Notice

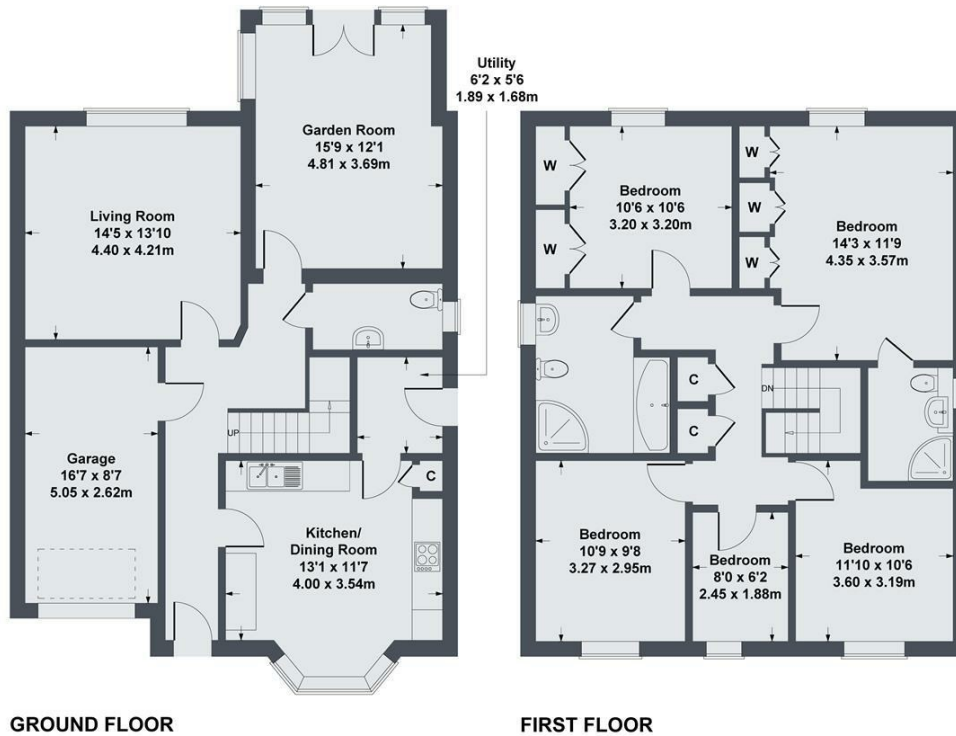
GSC Grays gives notice that:

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.



Crosswinds, Woodland

Approximate Gross Internal Area
1862 sq ft - 173 sq m

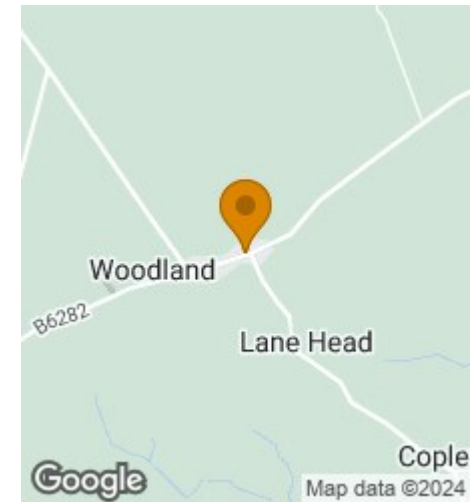


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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			81
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.