



Meadow View

3 Garmondsway Village, Coxhoe, County Durham, DL17 9DX

youngsRPS 

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Coxhoe

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Located down a private country lane on a small exclusive development and situated in just under 3 acres of grazing land/gardens this beautifully modernised and newly extended 4 bedroom, 3 bathroom cottage really is a showstopper. The property includes a stable block, 7 separate paddocks, large pond with terrace decking area and private parking and garage.

- 4 bedroom property
- Stable block with 7 paddocks
- Circa. 3 acres
- Rural yet accessible location
- Newly completed extension
- Solar panels



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Sedgefield Office 01740 622100

DESCRIPTION

This beautiful cottage is located on a private country lane and set behind gates, the tranquillity is instant. Entering the property through the side vestibule and in through an internal door is the hallway with wood effect flooring and cloak storage. At the far end of the hallway is the beautifully decorated and modernised lounge featuring original ceiling beams. The lounge has an eye-catching centre multifuel burner with a stone hearth and a large feature natural log mantle and an open aspect to the kitchen. The lounge is naturally lit with dual windows to the rear and bifold doors to the front which open out onto the patio and overlook the landscape views.

Back to the hallway and to the right the stunning modern kitchen has a range of light grey and glass wall and base units having contrasting marble effect worktops incorporating a double sink unit, integrated dishwasher, fridge freezer, double oven and microwave. A large centre island incorporates a 4-ring induction hob and useful breakfast bar. Finishing the room is a chrome radiator and French doors that open onto a patio area which benefits from beautiful countryside views.

From the hallway are 2 double bedrooms, both benefitting from floor to ceiling fitted wardrobes. The master is a large tastefully

decorated double with an ensuite bathroom. The ensuite having tiled floor has a double sized shower, pedestal WC and washbasin and chrome radiator. The family bathroom is finished with wall tiles, pedestal WC and washbasin and features a free-standing roll top bath and chrome radiator.

To the end of the hallway are two double bedrooms and a second family bathroom, forming the extension which was completed in 2024. The front bedroom benefits from patio doors, overlooking the grounds of the property whilst the rear bedroom is spacious and bright. The large bathroom offers a wonderful walk in shower with Mira digital control and dual shower head, freestanding double ended bath and fitted combination storage vanity unit with wc, washbasin, providing extensive storage space.

The property has an extremely high energy efficiency rating and benefits from a Hive home heating system throughout.

EXTERNAL

With ample private parking, the cottage is surrounded by south facing gardens and paddocks. There is a large natural wildlife pond and a beautiful decked terrace area overlooking, along with views to the open countryside. To the side of the cottage is a bird Avery, gardens with raised beds suitable for vegetable patch, and

fruit trees.

A large patio area to the front of the cottage overlooks the grounds and gardens. There is a garage to the rear of the property with remote roller door, lighting, hot and cold water supply and oil tank, 2 radiators and plumbing for a washing machine. There is a large stable block comprises of two 5m x 5m stables and one 5m x 10m stable together with a tack room and feed store with a water and electricity supply connected. There are just under 3 acres of additional grazing land subdivided into a number of paddocks, all of which have useful field shelters, water troughs and are bounded by post and rail fences.

LOCATION

3 Garmondsway Village is located within a private development on the edge of Coxhoe in a rural and tranquil, yet easily accessible location. The village of Coxhoe is approximately 1.5 miles north, Sedgfield is approximately 4.5 miles south, and the historic city of Durham is just 6.5 miles north. The property benefits from excellent transport links with J61 of the A1 just 3 miles north and an East Coast Main Line railway station at Durham, with International Airports at Teesside (Middleton St George) and Newcastle.



DIRECTIONS

The private access road is accessed directly from the A177, just south of Coxhoe. When leaving Coxhoe, head south towards the A177, Station Road. At the T Junction turn left signposted, Sedgefield/Teesside. After approximately 500 yards, the access road to the property is on the left, with a sign for Garmondsway Village. Continue to the end of the lane and on approaching the properties, continue straight and the gateway for Meadow View, 3 Garmondsway Village will be directly in front.

NB Please use above directions instead of following SatNav.

What3Words: ///among.blindfold.extend - Roadside Access

What3Words: ///saturate.seat.toasters - Property

SERVICES

Mains electricity, and water are connected. Drainage is to a shared sewage treatment plant and there is an oil fired central heating system. The property also benefits from solar panels providing free daytime electricity and a quarterly income through the Feed in Tariff.

ACCESS

The shared private road is jointly maintained by all residents of Garmondsway Village.

EPC

The current energy efficiency rating is B.

COUNCIL TAX

Council tax band E.

PUBLIC RIGHTS OF WAY

There is a public footpath which runs along the access lane and crosses the property.

EASEMENTS AND WAYLEAVES

The land and property are sold subject to and with the benefit of rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Any interested parties should satisfy themselves in his regard.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill as proof of residence.

TENURE

The property in part is leasehold and in part freehold. The leasehold interest is for a term of 980 years with no ground rent payable. Interested parties are advised to make enquires with the selling agent for further information. The property is sold with vacant possession.

VIEWINGS

Viewing is strictly by appointment only through youngsRPS. Contact 01740 622100 or emma.smith@youngsrps.com

NOTES - Particulars prepared: June 2024





Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

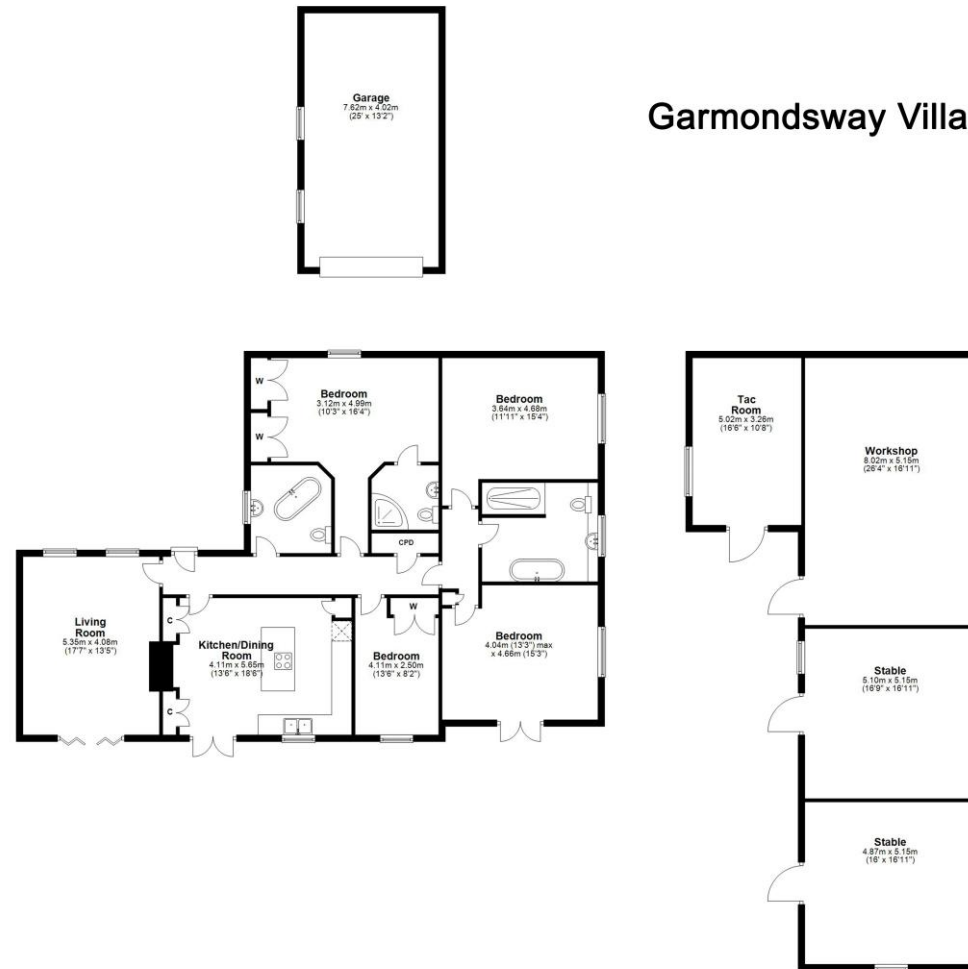


Meadow View, 3 Garmondsway Village





Garmondsway Village



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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