



FINE & COUNTRY
Homes from Robinsons

THE COTTAGE | COATHAM HOUSE FARM
COATHAM MUNDEVILLE | DL1 3NJ

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A charming 3 bedroom cottage located within a picturesque location on the outskirts of Darlington. Previously forming part of the farm steading the cottage has been sympathetically refurbished and modernised yet retaining the character expected. Briefly comprising of entrance hallway with slate tiled flooring and under floor heating, Formal lounge with feature inglenook fire surround housing a log burning stove and stripped wood floorboards, family room/snug with another log burning stove, large breakfasting kitchen fitted with a range of units with oak work surfaces, range cooker, Belfast ceramic sink unit and travertine flooring with under floor heating. cloaks/WC. To the first floor all three double bedrooms advantage from en-suite facilities.

Externally the property boasts a private landscaped garden with paved sun terrace, lawns and established flower beds. There is a large garage with double doors, stable block with 3 stables, Timber cabin/home office with power, lighting and under floor heating, further storage unit and approximately 3/4 acre of paddock. Ideal for an array of usages.

The property is located along a farm track from the A167. Surrounded by open countryside yet local amenities are merely approximately 10 minutes away. Commuting is also well catered for by the nearby AIM motorway.











LOCATION:-

What 3 Words. flood. shine. unit

AGENTS NOTES:-

- * Fully double glazed
- * Oil fired central heating via radiators
- * Freehold
- * EER 52E
- * Council Tax Band: A

VIEWINGS:-

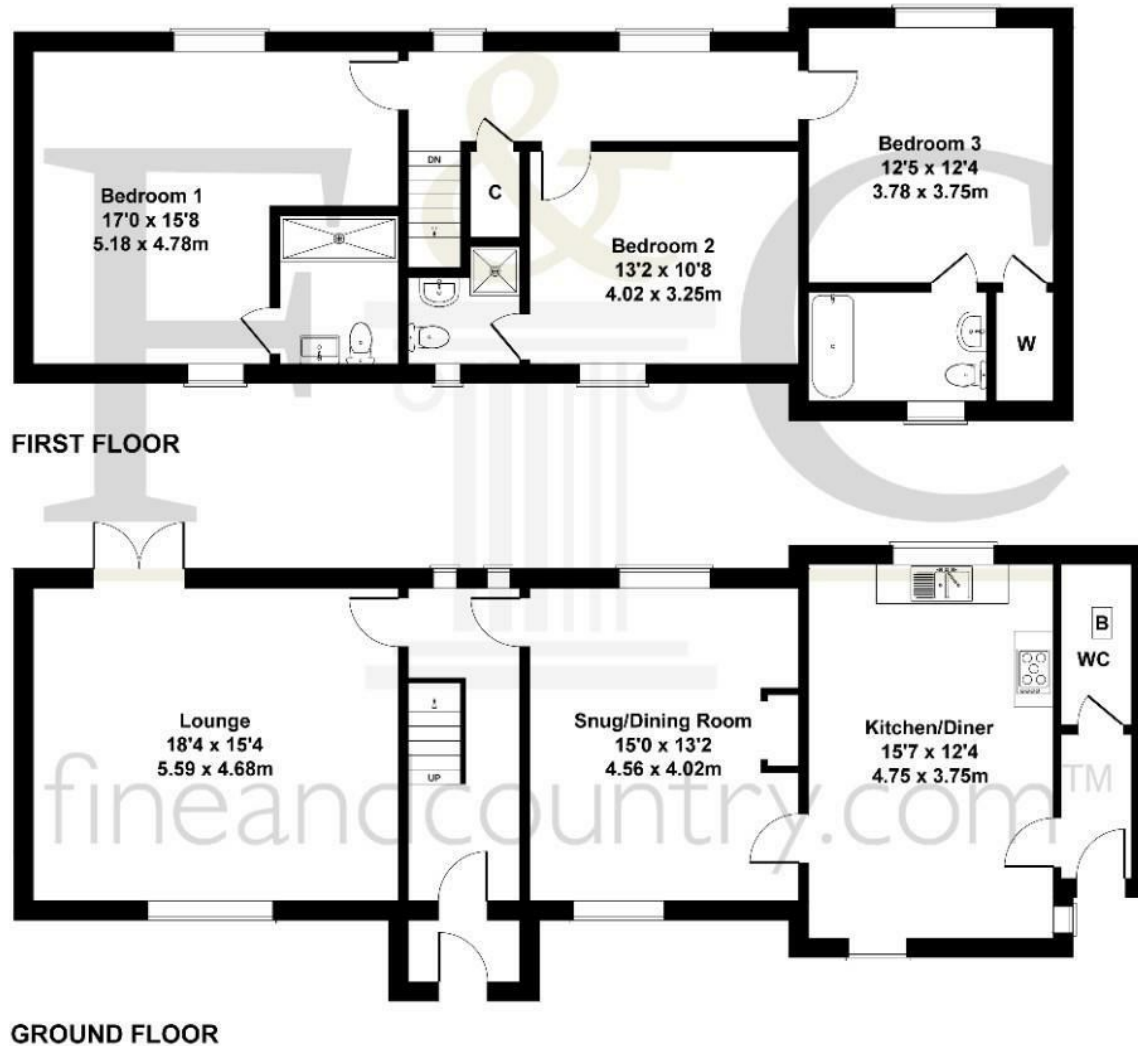
Via :- Fine & Country Wynyard

Tel: - 01740 645444



The Cottage

Approximate Gross Internal Area
1765 sq ft - 164 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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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