



VENTURE
PLATINUM

| Darlington
£750,000



Nestled in the picturesque village of Piercebridge, Rock Cottage presents an extraordinary opportunity to acquire a charming four-bedroom detached cottage, steeped in history and character. Originally constructed over 200 years ago as the groundskeeper's cottage for the esteemed Carlbury Hall, this property offers a unique blend of heritage and modern living.

As you approach the cottage, you are greeted by extensive grounds that enhance the tranquil atmosphere of this idyllic setting. The lush gardens provide a perfect backdrop for relaxation and outdoor entertaining, making it an ideal retreat for families and nature lovers alike.

Inside, the cottage boasts two inviting reception rooms, perfect for both cosy evenings and entertaining guests. The well-appointed layout includes three bathrooms, ensuring ample convenience for family living. Each of the four bedrooms offers a peaceful sanctuary, with plenty of natural light and charming views of the surrounding landscape.

The location of Rock Cottage is truly exceptional, situated in a sought-after village that combines rural charm with easy access to local amenities. Whether you are looking for a family home or a serene getaway, this property is a rare gem that promises a lifestyle of comfort and tranquillity.

Do not miss the chance to own a piece of history in such a beautiful setting. Rock Cottage is more than just a home; it is a place where memories are made and cherished for years to come.

Directions: Coming from Darlington, turn off the A67 and then turn immediately left (where parking for the Roman Fort is signposted) before you get to The Fox Hole. Continue on the single track until you can go no further and you'll then arrive at Rock Cottage. What3Words: romance.barks.vies.

Hallway 5.36m x 0.99m (17'7" x 3'3")

Downstairs WC 1.30m x 0.76m (4'3" x 2'6")

Reception Room Two 3.99m x 4.47m (13'1" x 14'8")

Reception Room One 5.41m x 4.50m (17'9" x 14'9")

Kitchen 3.56m x 7.06m (11'8" x 23'2")

Utility Room 4.90m x 1.73m (16'1" x 5'8")

Garage

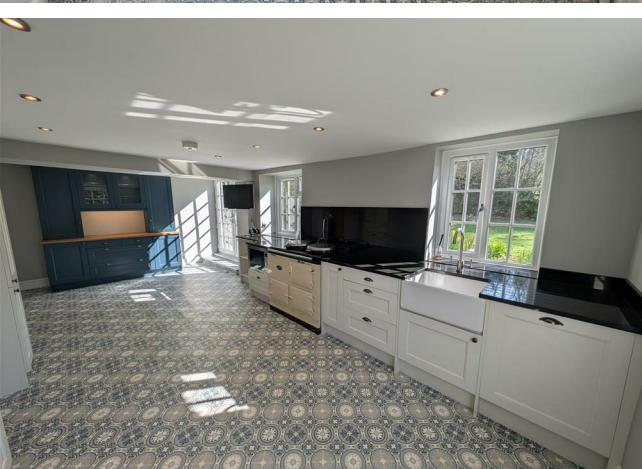
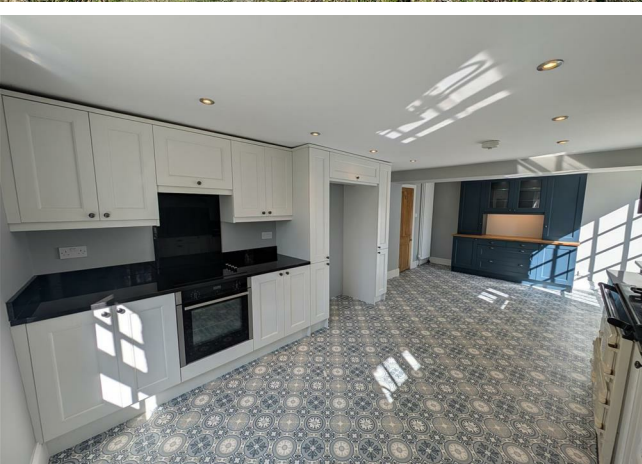
Landing

Bedroom One 3.91m x 4.52m (12'10" x 14'10")

Dressing Room 2.39m x 1.75m (7'10" x 5'9")

En-Suite 1.57m x 1.75m (5'2" x 5'9")





Bedroom Two 3.91m x 5.11m (12'10 x 16'9)

Shower Room 2.59m x 1.70m (8'6 x 5'7)

Bedroom Three 3.38m x 3.56m (11'1 x 11'8)

Bedroom Four 1.83m x 3.53m (6'0 x 11'7)





Family Bathroom 2.97m x 1.85m (9'9 x 6'1)

Summerhouse & Outbuildings

Externally

Directions

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Council Tax

Band F







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IMPORTANT: we would like to inform prospective purchasers that should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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carried out, nor the services, appliances and fittings tested. Room sizes

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