



VENTURE
PLATINUM

| Cowshill
£340,000



The Former Coaching House is a charming detached house offering a delightful blend of character and modern living. Originally a former coaching house, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat in the countryside.

As you enter, you will be greeted by a spacious modern kitchen/breakfast room, perfect for relaxing or entertaining guests. The property features a well-appointed lounge and dining room. The older style of the house adds to its unique charm, while thoughtful modern touches provide comfort and functionality.

Outside, you will find a garage and parking space for one vehicle, making it easy to come and go. The two-level garden is a true highlight, featuring a variety of well-stocked plants, fruit trees, and charming rockeries. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature in their own backyard.

Living in Cowshill offers a unique Weardale lifestyle, surrounded by stunning landscapes and the gentle presence of sheep grazing nearby. This tranquil setting is perfect for those who appreciate the beauty of the countryside while still being within reach of local amenities.

In summary, this three-bedroom detached house in Cowshill is a rare find, combining historical charm with modern comforts. It presents an excellent opportunity for anyone looking to embrace a serene country lifestyle. Don't miss your chance to make this delightful property your new home.

GROUND FLOOR

Rear Entrance

Entrance door, tiled floor

Cloaks / WC

Opaque window, wc and wash hand basin, tiled floor and central heating radiator

Kitchen/Breakfast Room 4.75 x 3.56 (15'7" x 11'8")

Having three uPVC double glazed windows. Fitted with a range of modern wall and base units with contrasting work surfaces over, sink unit with mixer tap. Central island with seating space and copper worktop, Oil fired Aga, integrated electric double oven, electric hob, space for fridge, freezer, plumbing for dishwasher and washing machine, tiled floor and beamed ceiling,

Lounge/Dining Room 8.99 x 4.67 (29'6" x 15'4")

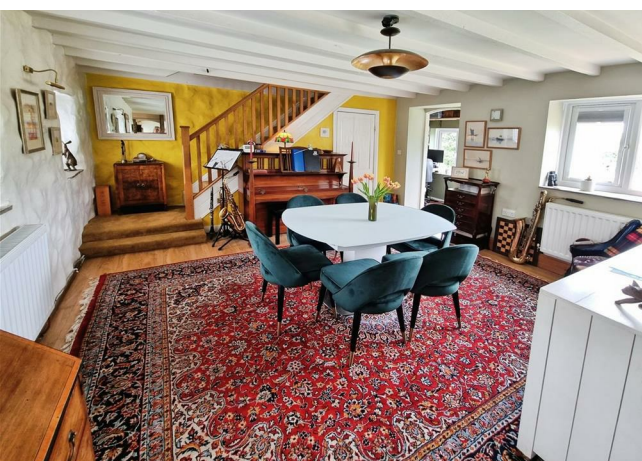
A fantastic, family room with feature stone inglenook fireplace housing the multi burning stove, french patio doors to front garden, ample space for dining table and chairs, laminate flooring throughout, tv point, beamed ceiling, under stairs storage cupboard, three uPVC double glazed windows to rear and one to front, three central heating radiators and staircase to first floor

Entrance Porch/Office

Via UPVC entrance door and window, laminate flooring and central heating radiator.

FIRST FLOOR





Landing

Exposed stone wall, three UPVC double glazed windows, two central heating radiators, wooden flooring, storage cupboard housing water tank and electric boiler.

Bedroom One 4.32 x 3.35 (14'2" x 11'0")

Having uPVC double glazed window, timber fire surround with brick feature fireplace and cast iron grate, central heating radiator.





Bedroom Two 3.33 x 3.33 (10'11" x 10'11")

Having uPVC double glazed window, built in cupboard and central heating radiator

Bedroom Three 3.71 x 2.90 (12'2" x 9'6")

With uPVC double glazed window and central heating radiator

Bathroom/WC

Panelled bath having electric shower and screen over, wc, wash hand basin, central heating radiator, walls half wood panelled, opaque UPVC double glazed window



Exterior

To the front of the property, over the road from the property is a garage and drive providing parking. To the rear is a lovely well stocked garden on two levels. The first level offers a lovely gravelled patio, the oil tank is located to the side of the property and has steps leading down to the lower level which is lawned, with stepping stones, there is various fruit trees, shrubs and flowers, rockery, raised beds for planting, large garden shed/workshop with electric, and fenced boundary. The views beyond are superb.

Energy Performance Certificate

To view a copy of the Energy Performance Certificate for the property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2100-4521-0122-6595-3653>

EPC Grade F



Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains / Solar Panels

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,467.81 (Maximum 2025)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Conservation Area: Cowshill Designated 1993 Amended 1997



Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

Agents Note

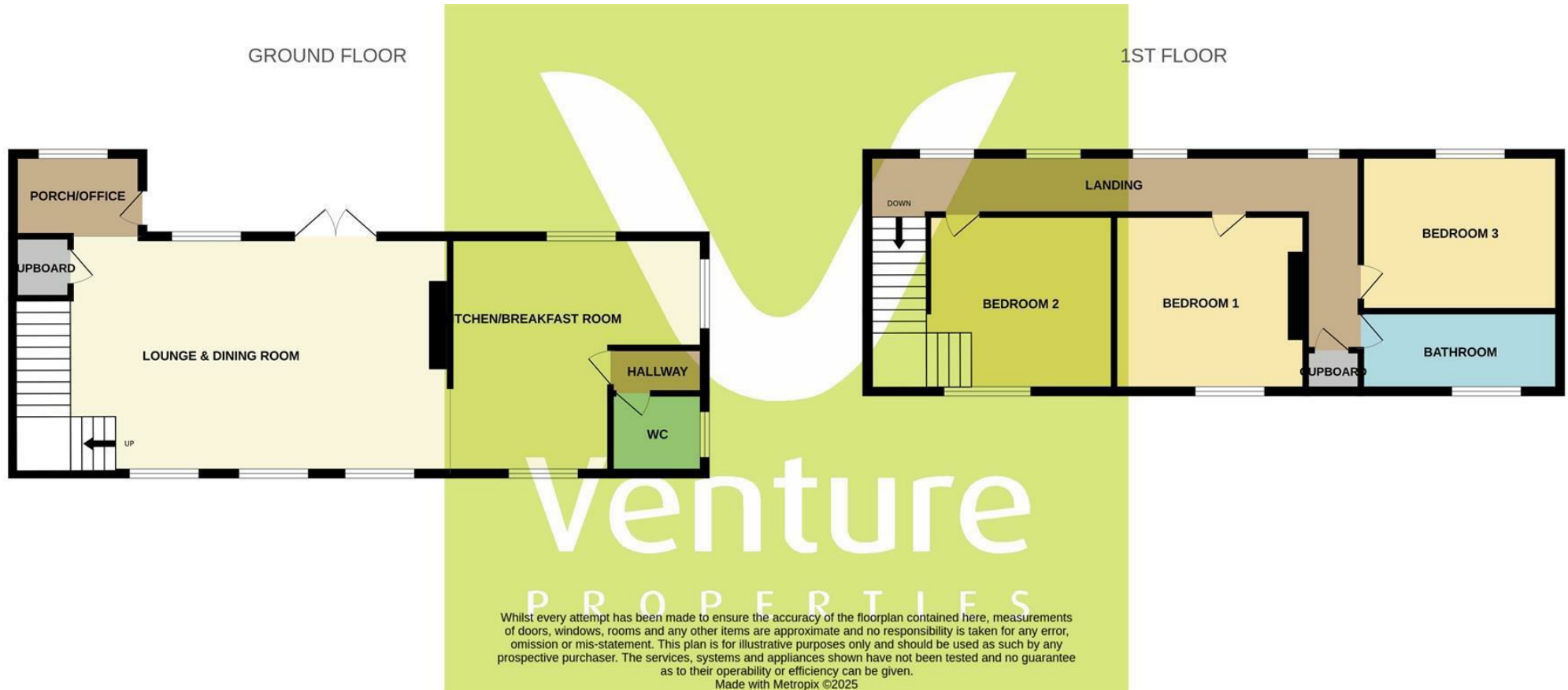
The property has 18 solar panels installed with three storage batteries which are owned and contribute towards the electrical supply.

The property has previously had planning permission approved for a two storey side extension, single storey rear extension and replacement garden shed. However we understand this has now expired.





The Old Coach House | Cowshill



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes 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.

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