Holly Cottage, The Green, Piercebridge, DL2 3SH
Offers in excess of £400,000

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Offers in excess of £400,000
Council Tax Band: C

An outstanding opportunity to acquire a beautifully presented home in the highly sought-after village of Piercebridge. Offering a wonderful combination of character, comfort and contemporary living, this charming property is sure to appeal to a wide variety of buyers.

‘Holly Cottage’ is a deceptively spacious home that has been thoughtfully improved and impeccably maintained by the current owner, with considerable care and attention given to both the interior and outside space. Tastefully decorated throughout and complemented by quality flooring, the property offers a warm, stylish and welcoming home ready to move straight into.

The accommodation provides a versatile arrangement of living spaces, including a welcoming kitchen, spacious sitting/dining room with log-burner, cosy and inviting lounge to the front, also enjoying a log-burner, conservatory, family bathroom, two bedrooms to the ground floor, plus a practical boot room, adding to the appeal of this well-considered home. To the first floor is a stunning principal bedroom with en-suite, useful walk-in wardrobe, and access to a useful storage area (restricted height).

Outside, the gardens are a particular highlight. Extensive work has been carried out by the current owner with little regard for cost, creating an attractive and enjoyable outdoor space with multiple seating areas, established garden space, perfect for relaxing, entertaining or working from home. There is a large gravelled area with gated access allowing generous parking, leading to the garage for further secure parking or storage.

The setting is equally special. Piercebridge is a picturesque and historic village nestled beside the River Tees, renowned for its peaceful rural character, village green and Roman heritage. The village offers a wonderful sense of community while providing everyday amenities close at hand, including the popular Piercebridge Organic Farm Shop & Café, and two welcoming pubs serving food.

For those who enjoy the outdoors, the surrounding countryside provides superb opportunities for walking, cycling and exploring, while Darlington and Barnard Castle are both within easy reach for a wider range of shopping, leisure and everyday amenities.

The property is heated by an LPG central heating system, with a discreet sunken LPG tank situated within the garden, providing comfortable and efficient heating throughout the home. Additional features include wood-framed double-glazed windows, an alarm and CCTV.

‘Holly Cottage’ offers the rare combination of a beautiful village setting, a thoughtfully improved and exceptionally well-presented home, and superb outdoor space. Early viewings are highly recommended to fully appreciate what this delightful property has to offer.

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PLEASE NOTE
Council Tax Band: C
Tenure: FREEHOLD

Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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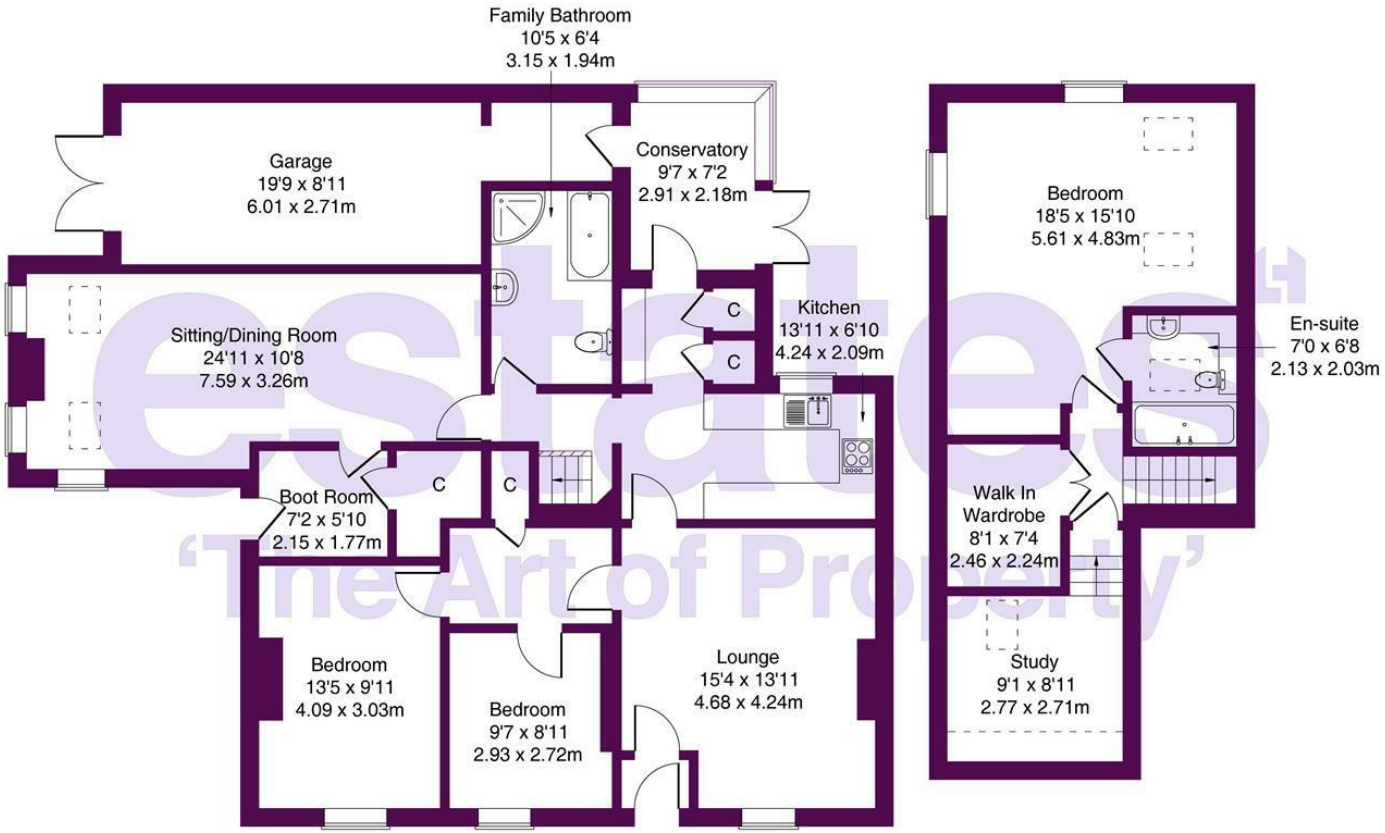






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Approximate Gross Internal Area: (1894 sq ft - 176 sq m.)



Ground Floor **First Floor**

Not to Scale. Produced by The Plan Portal 2026
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estates
'The Art of Property'

Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
https://estates-theartofproperty.co.uk/

