



Toft Hill, DL14 0JA
3 Bed - Cottage
£150,000

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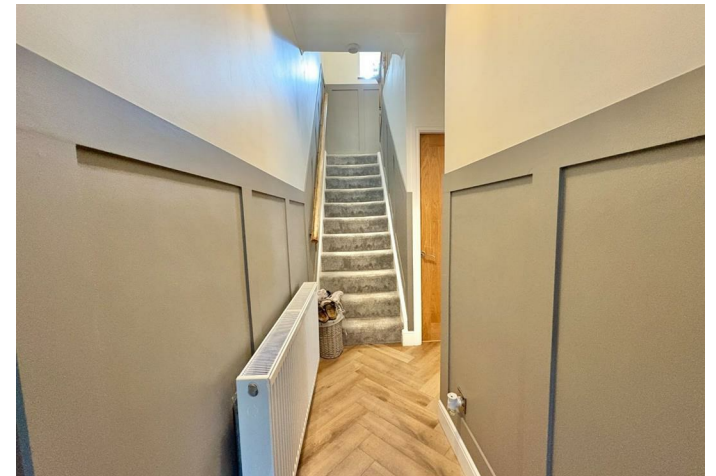
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Robinsons have the pleasure of offering to the sales market this charming three-bedroom cottage, which has been significantly improved and tastefully decorated by the current owners in recent years. The property successfully combines character and charm with modern-day living, retaining attractive features including a solid fuel stove, while benefiting from quality finishes and fittings throughout. The property is warmed by a gas combination boiler and features UPVC double glazed windows.

The internal accommodation comprises a welcoming entrance hallway with space for coats, staircase leading to the first floor and a large walk-in understairs storage cupboard. The generously proportioned lounge is situated to the front of the property and features a solid fuel stove, creating a cosy and inviting focal point, together with useful built-in storage within the alcoves. The lounge flows seamlessly into the dining room, which benefits from bespoke fitted shelving and storage to one side, along with ample space for a dining table and chairs.

The dining room leads directly into the lovely kitchen, which is fitted with a good range of wall, base and drawer units, complemented by work surfaces and space for a range of appliances, including an integrated dishwasher. Completing the ground floor accommodation is a useful utility room, providing space for a washing machine together with additional storage cupboards.

To the first floor, the landing benefits from a useful storage cupboard and provides access to three well-proportioned bedrooms. The principal bedroom is a particularly spacious double room, while the remaining bedrooms provide versatile accommodation for children, guests or home working. The family bathroom is fitted with a three-piece suite, including a bath with shower over.













Outside

Externally, the property benefits from an enclosed rear garden, incorporating both patio and lawn areas. This provides an ideal outdoor space for relaxing, entertaining and enjoying the warmer months.

Location

Toft Hill is ideally positioned within a semi-rural setting, surrounded by attractive countryside with a variety of walks and pleasant views close at hand. Despite its peaceful location, the village is conveniently situated for access to Bishop Auckland, where a wide range of shopping amenities, healthcare facilities and other everyday services can be found, together with a train station providing excellent transport links. Primary schooling is also within walking distance of the property, making this an appealing location for families and those looking to enjoy a more relaxed lifestyle while remaining within easy reach of local amenities.

AGENT NOTES

Council Tax: Durham County Council, Band A - Approx. £1,748 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

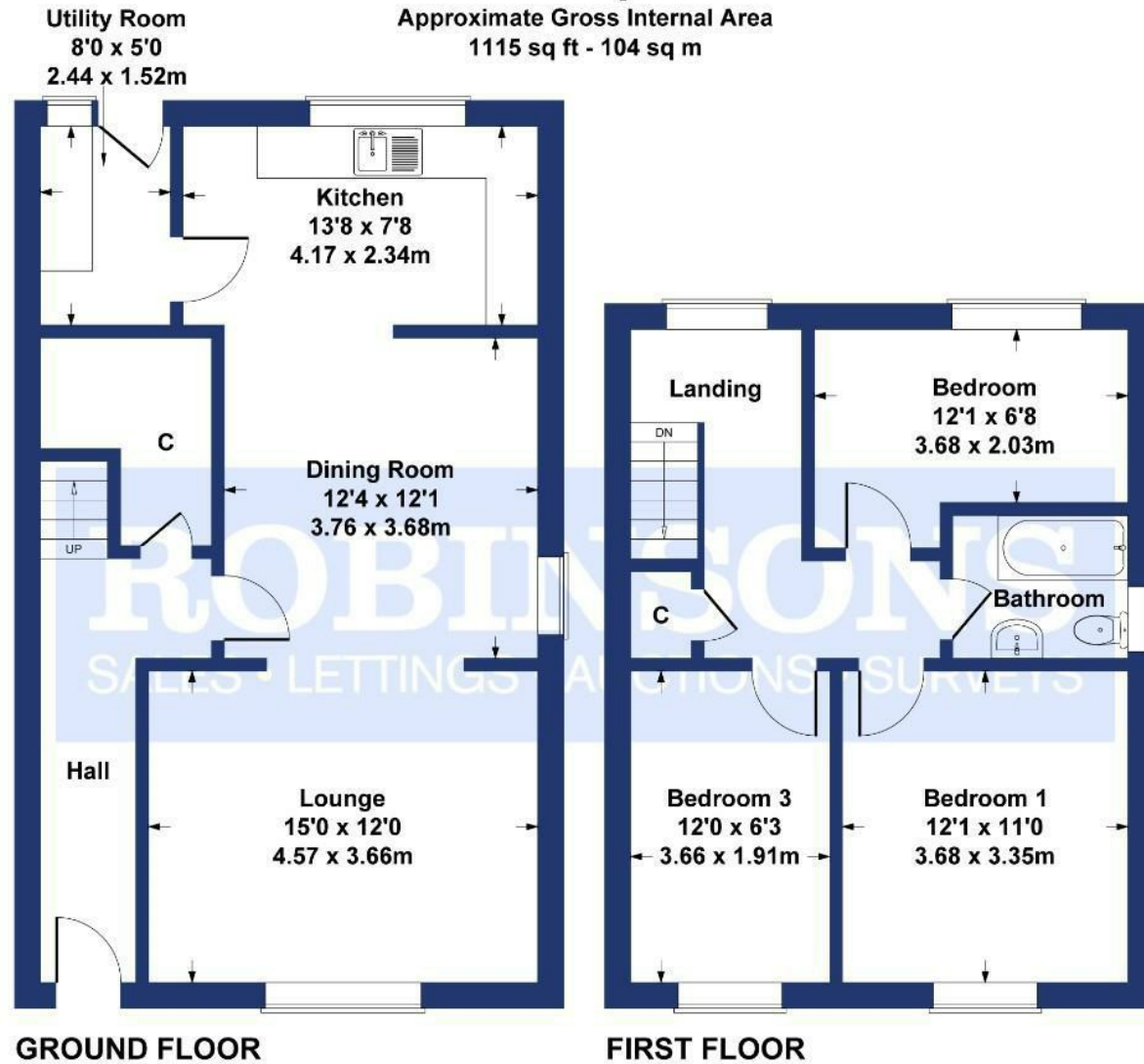
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



Toft Hill Bishop Auckland

Approximate Gross Internal Area
1115 sq ft - 104 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.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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