

SIGNATURE

NORTH EAST

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 Stone Built Cottages, Rowley, Consett, DH8 9AQ

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**Asking Price
£1,500,000**

This is a rare opportunity to acquire a collection of five stone-built cottages in Rowley, County Durham, currently operating as a well-established holiday let business. Purchased by the current owners in 2017, the site has been extensively transformed from a derelict plot into the impressive and well-developed setting seen today. Significant investment has been made throughout, including new roofs, flooring and full refurbishment works, alongside approximately £100,000 spent on drainage and the restoration of traditional dry stone walls. Profits have been consistently reinvested, ensuring the continued enhancement of the site. The property is now being offered for sale due to the owners' retirement.

Set within approximately 20 acres of land, spanning across four fields, the property comprises five holiday cottages, each benefitting from private hot tubs. Each cottage is well-appointed with modern kitchens featuring induction hobs, a minimum of two bedrooms and accommodation for at least four guests, with the largest cottage sleeping up to six. Guests can enjoy two generous outdoor seating areas – one positioned within the courtyard and a large patio to the rear, providing access to a sauna, plunge pool and outdoor BBQ areas, all enjoying open views across the surrounding countryside. The site also benefits from two dedicated car parks, providing space for a minimum of 12 vehicles.

There are also dedicated staff facilities, including an office, kitchen/laundry and stockroom. In addition, the site includes two substantial storage containers (approximately 22ft x 12ft) and is secured with newly installed fencing as well as a gated entrance with mobile phone recognition access.

The business currently operates primarily across weekends and school holidays, offering clear scope for further growth. There is potential to diversify the offering, such as introducing camping or glamping facilities, or the installation of additional lodges (subject to the necessary planning permissions). The setting also lends itself to events, with the potential to host weddings or private functions, benefitting from the neighbouring church and expansive grounds.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

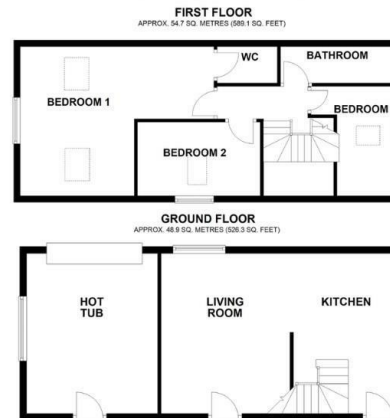
WAGTAIL, SWALLOW & BARN OWL COTTAGES



PEEWIT COTTAGE



RED KITE COTTAGE



STAFF FACILITIES



Measurements:

Wagtail Cottage

Total Area: Approx. 50 SQ. Metres

Swallow Cottage

Total Area: Approx. 47 SQ. Metres

Barn Owl Cottage

Total Area: Approx. 74 SQ. Metres

Peewit Cottage

Total Area: Approx. 71.7 SQ. Metres

Red Kite Cottage

Total Area: Approx. 103.6 SQ. Metres

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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