STUART EDWARDS









Front Street

Witton Gilbert, Durham DH7 6SR

- OUTSTANDINGLY RENOVATED CHARACTER PROPERTY
- BEAUTIFUL SHAKER-STYLE KITCHEN WITH APPLIANCES
- BRIGHT CONSERVATORY OVERLOOKING THE GARDENS
- MATURE GARDENS WITH MULTIPLE SEATING AREAS
- NO ONWARD CHAIN
- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- THREE WELL-PROPORTIONED BEDROOMS
- LUXURY PERIOD-STYLE FAMILY BATHROOM & EN-SUITE
- DETACHED GARDEN ROOM WITH POWER AND LIGHTING
- SUCCESSFUL AIRBNB/HOLIDAY LET OPPORTUNITY

Asking Price £269,950

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Occupying a prime position within the sought-after village of Witton Gilbert, Pear Tree Cottage is a truly exceptional home that seamlessly blends character, charm and contemporary luxury. Having been comprehensively renovated to an outstanding standard throughout, this stunning property offers beautifully presented accommodation ready for immediate occupation and is available with the added benefit of no onward chain.

Accessed via a composite entrance door, the property opens into a welcoming lounge featuring stylish wall panelling, quality LVT flooring and a warm, inviting atmosphere. The heart of the home is the beautifully appointed shaker-style kitchen, fitted with quality units and integrated appliances. To the rear, a generous conservatory enjoys pleasant views over the gardens and provides an ideal space for relaxing or entertaining. Completing the ground floor is a spacious double bedroom with fitted wardrobes and a contemporary en-suite shower room.

To the first floor, an open staircase leads to a landing providing access to two further tastefully decorated bedrooms and an impressive traditional-style family bathroom, complete with a freestanding bath and elegant period-inspired fittings.

Externally, the property is equally impressive. Double access gates provide secure off-road parking, while the mature, well-stocked gardens have been thoughtfully designed to create a series of attractive outdoor seating areas. A hot tub offers the perfect place to unwind, while the detached garden room, complete with power and lighting, provides excellent flexibility for home working, hobbies or entertaining guests.

Further benefits include gas central heating, UPVC double glazing throughout and the added advantage of a proven track record as a highly successful Airbnb, making it an attractive proposition for both owner-occupiers and investors alike.

Ideally situated in the popular village of Witton Gilbert, the property enjoys a range of local amenities including convenience stores, public houses, cafés, healthcare facilities and well-regarded primary schools. The nearby city of Durham is only a short drive away, offering an extensive selection of retail, leisure and cultural attractions, together with Durham University's renowned facilities.

The location is particularly appealing for those who enjoy the outdoors, with beautiful countryside walks, bridleways and cycling routes readily accessible nearby. Residents can also take advantage of easy access to Riverside walks, the scenic Lanchester Valley Greenway, local nature areas and open countryside, providing excellent opportunities for recreation and family days out.

For commuters, the property is exceptionally well placed, with the A691 providing direct links to Durham and Consett, while the A167, A690, A1(M) and regional road network are all within easy reach, making travel throughout the North East straightforward.

Finished to an impeccable standard throughout and offering versatile accommodation both inside and out, Pear Tree Cottage presents a unique opportunity for a variety of purchasers and simply must be viewed to be fully appreciated.

LOUNGE
12'2" x 14'5"
Composite entrance door leading through to the lounge LVT flooring, two double radiators, feature panelling and open staircase with under stair storage cupboard leading to the first floor landing.

KITCHEN
7'5" x 14'7"
Stylish range of shaker style wall and floor units with wood effect laminate worktops and inset sink and drainer unit with mixer tap. Integrated electric oven with gas hob and extractor hood, fridge, freezer and washer/dryer. Tiled splashbacks, large pillar radiator and UPVC double glazed door to the rear garden.

INNER HALLWAY
LVT flooring.

BEDROOM
7'4" x 8'10"
Double radiator and fitted wardrobe.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.