

# BRUNTON

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## RESIDENTIAL



**PEARTREE TERRACE, BURNHOPE, DH7**

**Offers Over £200,000**

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Charming three-bedroom semi-detached cottage occupying a delightful position at the end of Peartree Terrace between the popular villages of Holmside and Burnhope. Full of character and benefitting from a number of improvements, the property combines period features with practical living accommodation, while its exceptionally generous gardens provide a rare opportunity for buyers seeking outdoor space.

A particular highlight of the home is the spacious lounge/dining room, featuring exposed stonework that perfectly showcase the cottage's character and charm. The generous kitchen offers an excellent range of storage, ample space for appliances, and direct access to the rear courtyard. To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property benefits from a courtyard garden, as well as a substantial additional plot, a rare and highly desirable feature for a cottage of this type. This versatile space includes a hen run, raised vegetable beds, and generous lawned areas, providing the perfect setting for those seeking a self-sufficient lifestyle, keen gardeners, or simply a fantastic outdoor space for families to enjoy.

Burnhope is a well-connected village offering a range of local amenities, with easy access to Durham, Newcastle and the surrounding countryside. The area benefits from nearby shops, schools and everyday conveniences, while excellent road links make it an ideal location for those seeking village living without compromising on accessibility.

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The internal accommodation comprises a welcoming entrance porch, which provides access to the integral garage on the left-hand side and the principal reception room to the right.

The spacious lounge/dining room is full of character, featuring exposed stonework, ceiling beams and an attractive fireplace with a fully lined flue, creating a warm and inviting living space. A staircase rises to the first floor, while two separate openings lead through to the kitchen, giving the ground floor an excellent flow.

The kitchen is fitted with a comprehensive range of wall and base units, providing ample storage, generous worktop space and room for a variety of appliances. A rear door opens directly onto the enclosed courtyard garden, making it ideal for both everyday living and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room with an attractive cast-iron fireplace, while the remaining two bedrooms offer versatile accommodation suitable for family living, guests or a home office. The family bathroom is fitted with a panelled bath with shower over, wash hand basin, WC and substantial built-in storage cupboards.

Externally, the property benefits from an integral garage to the front and an enclosed rear courtyard, thoughtfully arranged with a patio seating area, gravelled sections and an attractive selection of potted shrubs, providing a private and low-maintenance outdoor space.

Beyond the courtyard lies a substantial additional garden, a rare and highly desirable feature for a property of this type. This impressive plot includes extensive lawned areas, raised vegetable beds, wildflower planting, summer house, greenhouse, a hen run and a potential pond area, offering endless opportunities for keen gardeners, families or those looking to embrace a more self-sufficient lifestyle.

Further enhancing the property's appeal, it also benefits from the installation of solar panels, helping to improve energy efficiency and reduce running costs.



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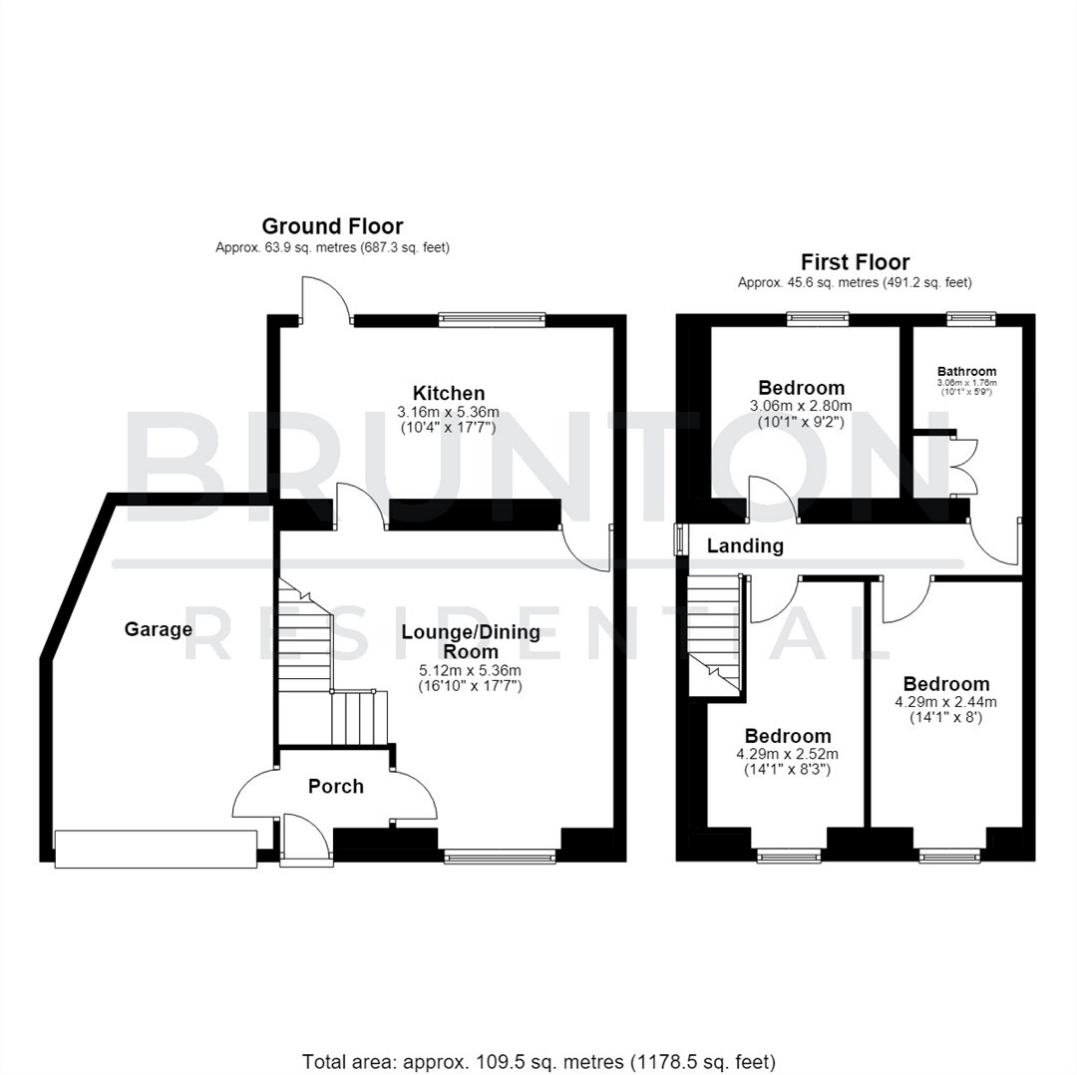
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : A

EPC RATING : D



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 66        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |