

LYDGATE COTTAGE SALTERS GATE

Hamsterley, County Durham DL13 3PS

GSC GRAYS

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LYDGATE COTTAGE SALTERS

Hamsterley, County Durham DL13 3PS

Nestled in the heart of the charming village of Hamsterley, this delightful stone-built property offers a perfect blend of comfort and convenience. With its single-storey layout, this two-bedroom cottage is ideal for those seeking a low-maintenance lifestyle in a superb location. Available with no onward chain.

* Single storey stone built cottage
* Two bedrooms
* Double reception room
* Village location
* Low maintenance garden
* No onward chain





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Situation & Amenities

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles. The property is situated within the attractive rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale. The village is ideally situated for access to the rural market towns of Wolsingham, Bishop Auckland and Barnard Castle, offering a variety of national and independent shops, eateries and tourist attractions, whilst the cities of Newcastle and Durham are within easy reach offering a further array of activities. Main line train stations can be found at Darlington and Durham, with International Airports at Teesside, Newcastle and Leeds Bradford. The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is well established, friendly rural community with primary school, popular public house and active Village Hall association. Hamsterley Forest is approximately a mile from the site and offers many limes of walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities.

The Property

This delightful stone-built property offers a perfect blend of comfort and convenience. With its single-storey layout, this two-bedroom cottage is ideal for those seeking a low-maintenance lifestyle in a superb location. Available with no onward chain.

The property boasts an impressive 26-foot double reception room, which provides ample space for both relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. The two well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve both rooms.

The property boasts a low-maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. This feature is particularly appealing for those who wish to spend more time enjoying the surrounding countryside and village life.

One of the standout benefits of this property is that it comes with no onward chain, making the buying process straightforward and hassle-free. Whether you are a first-time buyer, looking to downsize, or seeking a tranquil retreat, this property presents an excellent opportunity.

In summary, this lovely two-bedroom cottage in Hamsterley is a rare find, combining a superb village location with spacious living areas and a manageable garden. It is a perfect choice for anyone looking to embrace a peaceful lifestyle in a picturesque setting.

Accommodation

Main entrance to front elevation and direct access to the kitchen, which includes a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit. Integral appliances include an electric hob, oven, microwave, washing machine, dishwasher and fridge/freezer with dual aspect windows. The living/dining room is a spacious room with dining and living areas having two windows to front elevation and patio doors leading to garden. The room boasts a feature fireplace with inset electric stove with wooden mantel over and full height vaulted ceilings.

An inner hallway provides access to the remaining accommodation. The main bedroom has dual aspect windows and the second bedroom has a window to the rear elevation and built-in storage cupboard housing hot water cylinder.

The house bathroom comprises a walk-in shower cubicle, low level WC, wash hand basin and non-slip flooring.

Externally

Garden

The property has a low maintenance garden to the front of the cottage with planted borders and patio area enjoying beautiful views. The property is also sold with the benefit of a timber built summerhouse.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded D.

Particulars

Particulars written in May 2026.
Photographs taken in May 2026.

Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

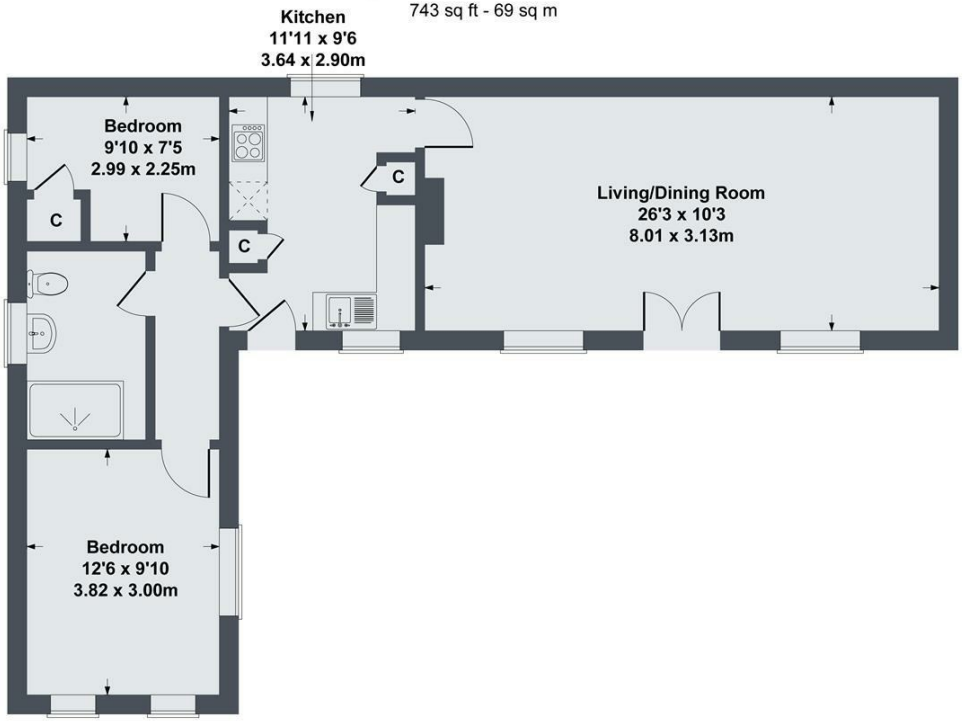




Lydgate Cottage, Hamsterley

Approximate Gross Internal Area

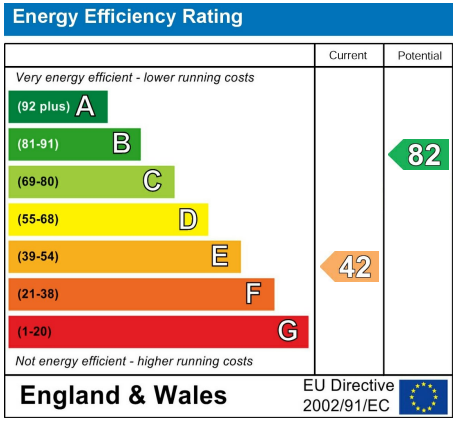
743 sq ft - 69 sq m



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





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6. Please discuss with us any aspects that are important to you prior to travelling to the property.