



Cowshill, DL13 1DA
4 Bed - House - Detached
£289,000

ROBINSONS
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Cowshill , DL13 1DA

Robinsons are delighted to receive instructions to market this stone built four bedroom detached house which sits on an elevated position with a enclosed rear garden and impressive countryside views. The home is steeped in character, previously occupied as the village post office but since converted into a residential home.

The property is warmed by oil central heating, the lounge also having a solid fuel stove, the windows are double glazed.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Reception room and ground floor shower room with walk-in shower enclosure. An open plan kitchen which leads the lounge area, enjoying views over the garden and beyond. The kitchen is fitted with a range of wall, base and drawer units with space for appliances and space for appliances and dining.

To the first floor there are four well-proportioned bedrooms and a bathroom with three piece suite.

Outside there is an enclosed garden to the rear which is mainly laid to lawn with a raised patio area, both enjoying the fantastic countryside views over farming fields and the Weardale hills.

The property is located in the popular Weardale village of Cowshill which is in 'an area of outstanding natural beauty'. In the immediate area there is an abundance of countryside views and walking routes, the nearby village of St Johns chapel has a village shop, café and public house.

An internal viewing comes highly recommended to fully appreciate this home, please contact Robinsons to arrange yours.













Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331.00 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 - N/A

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Oil 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 – Nothing in the local area to affect this property that we are aware of. 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.

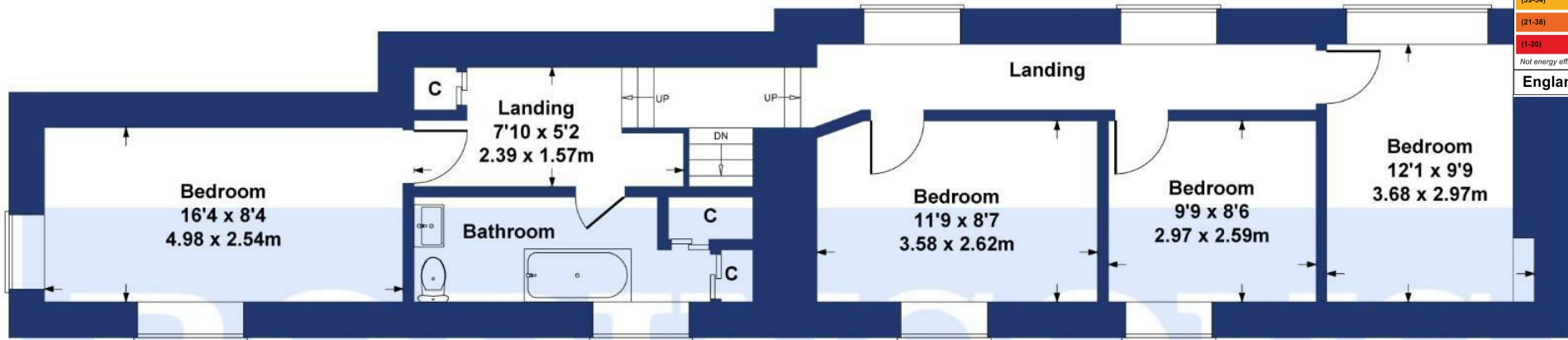
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



The Old Post Office Cowshill

Approximate Gross Internal Area
1459 sq ft - 136 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	37
EU Directive 2002/91/EC			



FIRST FLOOR



GROUND FLOOR

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

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









Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

