



Ann Cordey
ESTATE AGENTS

39A The Stables, The Green, Hurworth, Darlington, DL2 2AA
Offers In Excess Of £220,000



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Nestled just off the village green in the ever-popular village of Hurworth, this beautifully presented and sympathetically renovated one-bedroom cottage effortlessly combines period charm with high-quality contemporary finishes. Full of character and offering deceptively spacious accommodation, this unique home is perfectly suited to those looking to downsize, purchase a weekend retreat, or enjoy a desirable 'lock up and leave' lifestyle.

Externally, the property enjoys a generous and well-maintained garden, thoughtfully designed with both lawned and gravelled seating areas, creating an ideal space for relaxing or entertaining. Accessed via double gates over a neighbouring property's right of way, the cottage benefits from its own private double gates leading to off-street parking for one vehicle, together with the added convenience of a useful log store.

The accommodation has been finished to an exceptional standard throughout and briefly comprises a welcoming entrance hallway featuring an attractive original fireplace and practical coat storage. This leads into the impressive open-plan kitchen and dining area, undoubtedly the heart of the home. The stylish kitchen has been fitted with a comprehensive range of quality wall, floor and drawer units complemented by contrasting work surfaces, whilst providing ample space for a dining table. A staircase rises from this room to the first floor.

Situated just off the kitchen is the cosy yet spacious lounge, where a charming log-burning stove creates a warm and inviting atmosphere, perfect for relaxing evenings.

To the first floor, a generous double bedroom enjoys plenty of natural light and benefits from a useful dressing area, leading through to the beautifully appointed en-suite shower room, fitted with a walk-in shower, wash hand basin and WC.

Offering an abundance of character, high-quality finishes and a truly enviable village location, this delightful cottage represents a rare opportunity to acquire a distinctive home that is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

ENTRANCE HALL

6'3 x 7'06 (1.91m x 2.29m)

KITCHEN/DINER

15'06 x 16'05 (4.72m x 5.00m)

LOUNGE

13'01 x 9'2 (3.99m x 2.79m)

BEDROOM

15'3 x 11'05 (4.65m x 3.48m)

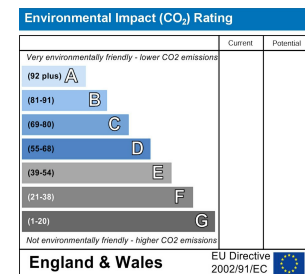
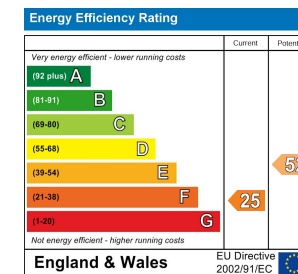
DRESSING AREA

5'10 x 5'11 (1.78m x 1.80m)

SHOWER ROOM

7'8 x 4'11 (2.34m x 1.50m)





YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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