



# 2 HOLME HOUSE COTTAGES

Piercebridge, County Durham DL2 3SY



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 2 HOLME HOUSE COTTAGES

Piercebridge, County Durham DL2 3SY

FOR SALE VIA MODERN AUCTION.

We are delighted to offer a two bedroom mid-terrace stone built cottage, situated on the edge of the highly sought after village of Piercebridge, moments from the River Tees.

2 Holmes House Cottage is located on the edge of Piercebridge Village with amenities such as a farm shop, cafe and a post office, two public houses and a church. Barnard Castle 11 miles, Darlington 5 miles, Bishop Auckland 10 miles (all mileage is approximate). For the commuter the A1, A67 and A68 provide links with major commercial centres of the North East. Darlington main line railway station and Durham Tees Valley International Airport offers further communications with the rest of the country.



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### Ground Floor

With entrance door to kitchen including a matching range of wall and base units incorporating rolled edge worksurfaces, stainless steel sink unit, space for dishwasher, fridge and electric freestanding cooker. There is a useful space/utility room on the left as you enter the property with space and plumbing for washing machine. The property boasts a double reception room providing living space as well as space for dining. The focal point of the room is a cast iron multi-fuel stove with back boiler. There are two windows to front elevation overlooking a small front garden and fields beyond.

### First Floor

With two bedrooms on the first floor both with beautiful views over the countryside and one with fitted wardrobes. The house bathroom will require completing and further work, however, there is currently a working shower, sink and low level WC.

### Externally

#### Garden

To the front of the property there is a small front garden, mainly laid to gravel with gated access. To the rear of the property there is a small gravel area and two external stores.

#### Parking

Communal parking area providing off-street parking.

#### Tenure

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

#### Local Authority and Council

North Yorkshire County Council

For Council Tax purposes the property is banded B.

#### Particulars

Particulars written in July 2025.

Photographs taken in July 2025.

#### 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.

#### Services and Other Information

Mains electricity and water, drainage to shared Septic Tank. Radiators heated via solid fuel back boiler.

#### What3words

plot.will.waltzes

#### Auction Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

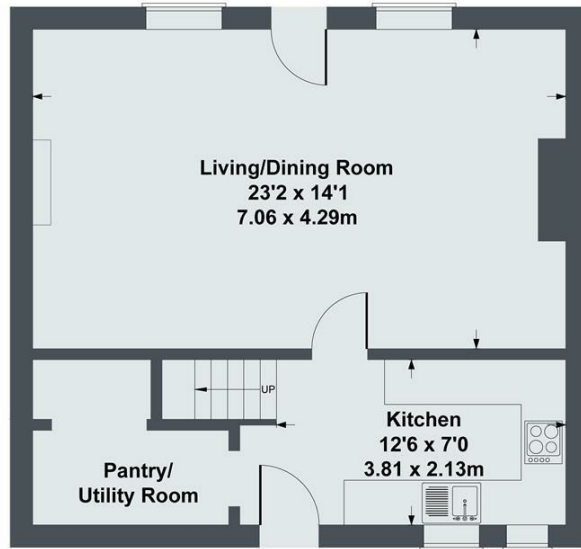
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

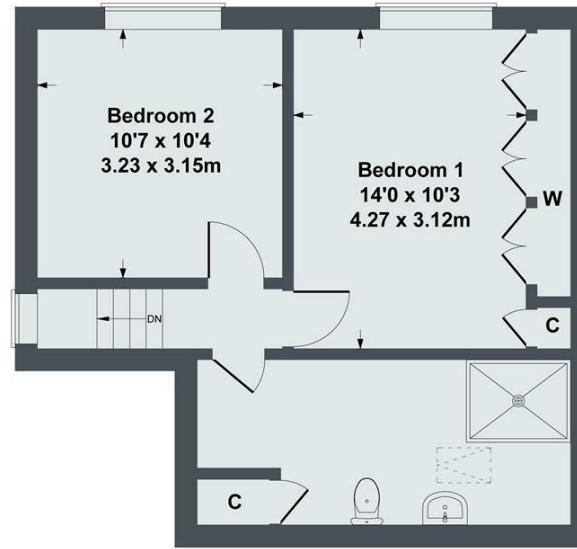


## 2 Holme House Cottages

Approximate Gross Internal Area  
969 sq ft - 90 sq m



**GROUND FLOOR**



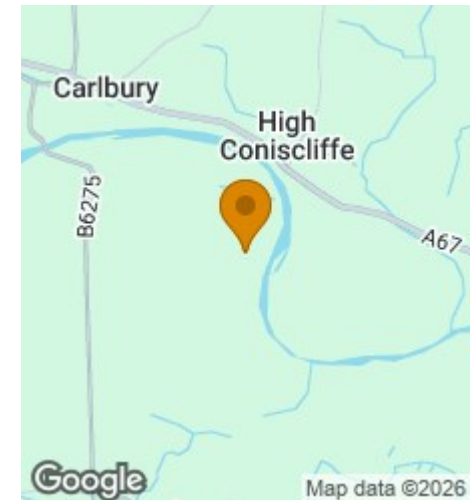
**FIRST FLOOR**

### 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.