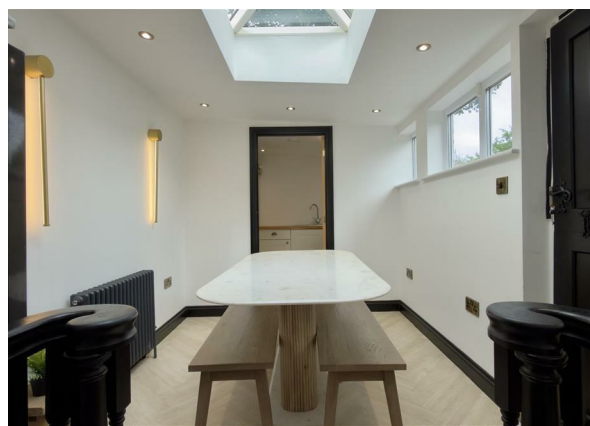
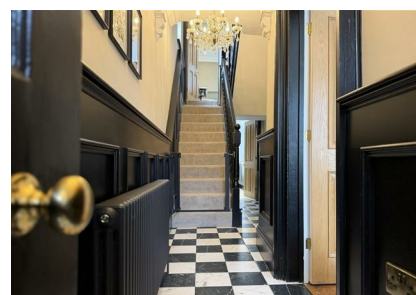


Closeburn Cottage, West End, Hurworth, DL2 2HB.
Offers in the region of £340,000

estates⁴
'The Art of Property'



Closeburn Cottage, West End, Hurworth, DL2 2HB.

Offers in the region of £340,000

Council Tax Band: D

Closeburn Cottage is an attractive three-bedroom Victorian period cottage, believed to date from 1869, occupying a desirable central position within the highly sought-after village of Hurworth. The property has undergone a comprehensive and substantial refurbishment throughout 2022/2023, with significant investment with little regard for cost, creating a beautifully presented luxury family home which combines original period character with a high-quality modern specification.

The refurbishment has included a replacement main roof, electrical rewire, new central heating system and boiler, new internal doors, new kitchen and bathroom, and stylish, sumptuous décor throughout, together with a comprehensive CCTV & alarm system. Particular attention has been given to enhancing the property's Victorian character, with the introduction and restoration of traditional fireplaces, architraves, ornate coving, ceiling roses, wall panelling and panelled doors, creating a sophisticated and timeless finish throughout.

The accommodation comprises an entrance vestibule and reception hall, elegant sitting room with fireplace and log burner, dining room with open fire and fitted cupboards, beautifully appointed kitchen with fitted units and butler's pantry cupboard, breakfast/family room with stable door to the courtyard, and a utility room with WC. To the first floor are three well-proportioned bedrooms and a generous vintage style bathroom including freestanding bath and separate shower, with a staircase leading to the attic space, offering excellent potential for further accommodation, subject to the necessary permissions and consents.

Externally, the property benefits from a south-facing front garden with seating area and raised beds,

together with a private walled courtyard style garden to the rear and access to the rear access road.

The village of Hurworth offers an excellent range of amenities including well regarded primary and secondary schools, together with the renowned Rockliffe Hall Hotel. The village also provides excellent access to the A1(M) & A66, whilst Darlington's mainline station and Teesside International Airport are both within a short drive.

Closeburn Cottage represents a fabulous opportunity to acquire a comprehensively refurbished and exceptionally well-appointed period home, where Victorian character, quality craftsmanship and modern luxury have been thoughtfully combined to create a truly impressive family residence.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering

checks conducted by Estates, in compliance with HMRC regulations.

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Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



Closeburn Cottage, 9 West End, Hurworth, DL2 2HB

Approximate Gross Internal Area: (1399 sq ft - 130 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC