



Meadowcroft

Cockfield



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ABOUT THE PROPERTY

Nestled in the heart of the ever-popular village of Cockfield, this two-bedroom bungalow presents a wonderful opportunity for those seeking a property full of potential. Perfectly suited to buyers wishing to put their own stamp on a home, the bungalow requires modernisation and is ideal for anyone looking to create their dream residence in a village location.

Upon entering, the hallway leads to all principal rooms and features a useful laundry cupboard as well as an electric storage heater. The spacious living room, benefitting from a charming, boxed bay window overlooking the front elevation, provides ample room for both relaxing and dining, making it a perfect space for entertaining family and friends.

The kitchen is fitted with a range of wall and floor units, complemented by contrasting work surfaces. There is plumbing for a washing machine, space for a slot-in electric cooker, and room for a freestanding fridge freezer. A window to the front elevation ensures the kitchen is bright and inviting.

Both bedrooms are situated to the rear of the property, each offering views over the garden and warmed by electric storage heaters. The master bedroom boasts double doors that open directly onto the rear garden, creating a seamless transition to outdoor living. The bathroom is equipped with a panelled bath, pedestal hand wash basin, and WC, and is finished with partially tiled walls and an obscured window for privacy.

Externally, this home enjoys a low-maintenance patio garden to the rear, with steps leading to a secondary patio area and thoughtfully designed gravelled beds featuring established shrubs. A tarmac driveway at the rear provides off-street parking and leads to a single garage, offering ample space for storage. To the front the garden is laid to lawn with path leading to the side of the property.



Cockfield is a traditional County Durham village, celebrated for its community spirit and picturesque rural outlook. Residents benefit from nearby amenities such as a convenience store, primary school, post office, and local pub. Lovely countryside walks can be enjoyed in the surrounding area, while neighbouring towns including Bishop Auckland and Barnard Castle offer a wider choice of shops, supermarkets, schools, and leisure facilities. Excellent road links make commuting further afield straightforward, with the A68 and A1(M) within easy reach.

With the advantages of a village setting, outdoor space, and the scope to renovate to personal taste, this charming bungalow is not to be missed. Arrange your viewing today to explore the potential this property has to offer.

Price
£145,000

Viewing
Strictly via appointment through the selling agents.

Property Information

Title Number(s)- DU169424

Tenure- Freehold

Local Authority- Durham

Council Tax Band B - Annual Price: £2,039

Services- Mains Electricity, Water & Drainage. Electric Storage Heaters.

Conservation Area -No

Flood Risk- Very low

Mobile coverage- EE, Vodafone, Three & O2

Broadband- Basic17 Mbps, Superfast76 Mbps & Ultrafast8500 Mbps

Satellite / Fibre TV Availability- BT & Sky

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

Covenants & Easements

This property is subject to an easement which will need to be verified by the seller's solicitors.

Brochure

Details and photographs taken May 2026.





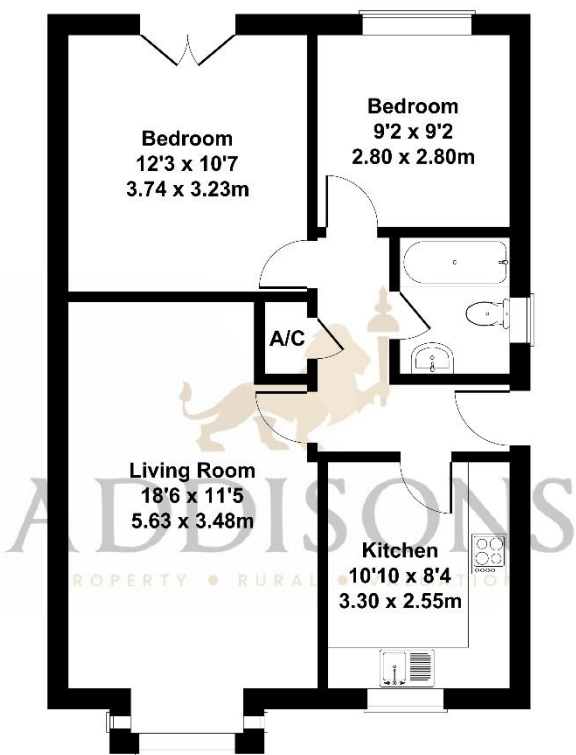
13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK

Floor Plan & EPC

25 Meadowcroft, Cockfield



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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