



## Garden House Lane

Bishop Auckland DL13 5EH

Offers In Excess Of £350,000



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# Garden House Lane

## Bishop Auckland DL13 5EH



- Four Bedroom Bungalow
- EPC Grade B
- Semi Rural Location

- Double Garage
- Good Sized Gardens
- Two En Suites

- Countryside Views
- LPG HEATING
- Generous Plot

Set on the tranquil edge of Cockfield, this exceptional four-bedroom detached bungalow offers a rare opportunity to embrace village life with the most spectacular panoramic vistas over the rolling County Durham countryside. The property occupies a substantial, private plot and boasts an enviable south-facing position, perfect for enjoying all-day sunshine in the beautifully landscaped gardens and on the tiered patio terrace – a wonderfully peaceful retreat for relaxing or entertaining.

Step inside to discover a generously proportioned interior designed for comfortable living and versatility. The welcoming entrance hallway opens to an elegant lounge, seamlessly leading through to a bright conservatory with breathtaking views across open fields. A well-appointed kitchen and dining room provides ample space for family meals, complemented by a separate breakfast room and practical utility area.

Accommodation comprises four spacious bedrooms, two of which benefit from their own en suite facilities, ideal for guests or a growing family. A stylish family bathroom serves the remaining rooms, all finished to a high standard.

The grounds offer a safe, enclosed environment, featuring mature shrubbery, thoughtfully landscaped borders, and a peaceful patio bathed in sunlight throughout the day. Additional external highlights include a handy side pathway, outside lighting, water supply, storage shed, and an expansive block-paved driveway providing parking for numerous vehicles. At the rear, a detached double garage with electric door, lighting, and power affords further convenience and storage space.

Cockfield is a welcoming village with a strong sense of community, surrounded by picturesque walking and cycling routes. Local amenities such as highly regarded primary schools, shops, a post office, and cosy pubs are all within easy reach. The nearby market towns of Bishop Auckland and Barnard Castle offer further shopping, dining, and cultural attractions, while outstanding country

### GROUND FLOOR

#### Entrance Hallway

Via composite front entrance door and central heating radiator.

#### Lounge

15'1" x 13'8" (4.620 x 4.190)

An arch opening leads into the kitchen. Window to the side and central heating radiator.

#### Conservatory

15'10" x 13'1" (4.850 x 3.990)

Having central heating radiator, patio doors and windows to front enjoying the views.

#### Kitchen/Dining Room

29'5" x 11'5" (8.990 x 3.480)

Fitted with a good range of wall and base units with laminate work surfaces over and a breakfast bar, integrated electric oven and hob, under lighting, display cabinets, tiled splash backs, spot lights top ceiling, radiator. To the dining end is ample space for dining table and window to front.

#### Breakfast Room

4'11" x 32'9" (1.509 x 10.00)

Having central island with stainless steel sink unit, wall units, recessed ceiling with spot lighting and two velux windows, window to front with panoramic views and Bi-folding doors leading to the garden.

#### Utility Room

Fitted with wall and base units having plumbing for washing machine and space for tumble dryer, spot lighting to ceiling and window to door opening out to the side elevation.

#### Inner Hallway

With central heating radiator and storage cupboard housing gas boiler.

#### Bedroom One

16'11" x 14'11" (5.180 x 4.570)

Having two double glazed windows to rear, spot lighting to ceiling and two central heating radiators.

#### Dressing Room

Fitted with a range of bedroom wardrobes and double glazed window to rear.

#### En Suite Shower Room

Fully fitted with a wc and wash hand basin both fitted to vanity units, double shower cubicle, chrome heated electric towel rail and tiled flooring.

#### Bedroom Two

14'4" x 9'10" (4.390 x 3.000)

With central heating radiator and upvc double glazed window to rear.

#### En Suite Shower Room

Fitted with a shower unit, wc and wash hand basin set to vanity units, spot lighting to ceiling, chrome heated towel rail, laminate wood flooring and window.

#### Bedroom Three

11'3" x 9'10" (3.450 x 3.002)

Having double glazed window to rear and central heating radiator.

#### Bedroom Four

11'5" x 7'8" (3.480 x 2.340)

Having a range of fitted office furniture and window to side.

#### Bathroom

Fitted with a white suite having shower cubicle, panelled bath, wc and wash hand basin fitted with vanity units, PVC cladding, spot lighting to ceiling, chrome heated towel rail and window to side.

#### Externally

Sitting on an extensive plot having its own enclosed grounds and with a mature landscaped garden and terraced patio area to front which is south facing and very private. To the side is a pathway and storage shed also outside lighting and a water supply.

To the rear of the property is a block paved driveway allowing for road parking for several vehicles. A detached double garage has electric up and over door, power and lighting.

#### Energy Performance Certificate

To view the full Energy Performance Certificate Please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2000-3637-0022-0623-3763>

EPC Grade B

#### Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 50 Mbps Highest available upload speed 8 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: E Annual price: £3,131.98 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

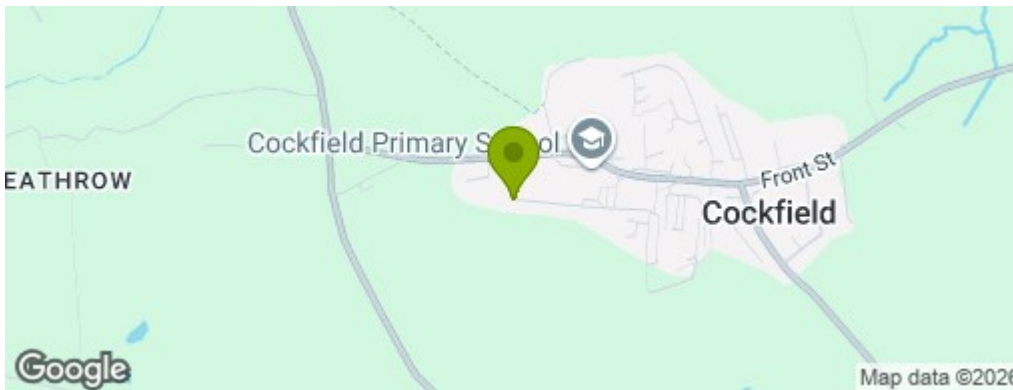
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GROUND FLOOR



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