



Peth Cottage, Peth Bank | Lanchester | Co. Durham | DH7 0NG

RARE OPPORTUNITY! Built in 1263 this two bedroom (with occasional 3rd bedroom) semi-detached property is steeped in history being originally the Chancery for the nearby All Saints Parish Church. Finished to a very high standard and full of character, the accommodation comprises of a hallway, lounge with multi-fuel burning stove, dining room, kitchen with integrated appliances, cloakroom/WC, first floor landing, two bedrooms, a study (which could be used as an occasional 3rd bedroom) with a shower room/WC off. Externally there is a two car driveway and paved patio. Gas combi central heating, double glazing, EPC rating E (42), Council Tax band C, freehold tenure. Virtual tour available.

£245,000

- Historic semi-detached house
- 2 bedrooms (with study/occasional 3rd)
- Two reception rooms
- Off street parking for two vehicles
- Superbly appointed



Property Description

HALLWAY

Double glazed entrance door, double radiator, Travertine tiled floor, sculpted corbel, stairs to the first floor and a door leading to the lounge.

LOUNGE

14' 2" x 11' 6" (4.34m x 3.53m) Inglenook fireplace with multi-fuel stove on a slate hearth, wall lights, alcove under the stairs, barrelled ceiling with exposed beams, double radiator, uPVC double glazed window and a door leading to the dining room.

DINING ROOM

9' 10" x 11' 7" (3.00m x 3.54m) Travertine tiled floor with under-floor heating plus additional double radiator, uPVC double glazed window, built-in storage to alcove and a doorway leading to the kitchen.

KITCHEN

12' 7" x 7' 10" (3.84m x 2.39m) A beautiful kitchen fitted with a range of Shaker style wall and base units with soft closing doors and drawers, laminate worktops and tiled splash-backs. Integrated NEFF fan assisted electric oven/grill, induction hob with extractor canopy over, stainless steel sink with mixer tap, integrated slimline dishwasher, plumbed for a washing machine, space for a fridge/freezer, double column radiator, two uPVC double glazed windows, double glazed exit door and a door leading to the cloakroom/WC.

CLOAKROOM

3' 8" x 2' 11" (1.12m x 0.89m) Wash basin with base storage, tiled splash-back, double radiator, Travertine tiled floor, uPVC double glazed window and a door to the WC.

WC

4' 9" x 2' 9" (1.47m x 0.84m) WC and a uPVC double glazed window.

FIRST FLOOR

LANDING

27' 3" x 2' 8" (8.32m x 0.83m) Arched ceiling with exposed beams, feature wall lights, single radiator and doors leading to the bedrooms and study.

BEDROOM 1 (TO THE FRONT)

14' 2" x 8' 10" (4.34m x 2.70m) Barreled ceiling with exposed beams, uPVC double glazed windows, storage area above the stairs, wall lights and a double radiator.

BEDROOM 2 (TO THE FRONT)

9' 10" x 8' 10" (3.02m x 2.70m) Dual aspect with uPVC double glazed windows, barrelled ceiling with exposed beams, wall lights and a double radiator.

STUDY/OCCASIONAL 3RD BEDROOM (TO THE FRONT)

6' 9" x 8' 3" (2.06m x 2.54m) uPVC double glazed window, double radiator, loft access hatch and a door leading to the shower room/WC.

SHOWER ROOM/WC

5' 4" x 8' 1" (1.65m x 2.48m) A contemporary white suite with walk-in thermostatic shower and glazed screen, wash basin, WC, Travertine tiled walls and floor, cupboard housing the gas combi central heating boiler, uPVC double glazed window, chrome towel radiator and wall mirror.

EXTERNAL

To the front is a patio garden enclosed by stone wall and timber fencing with cold water supply tap and security light. Side gate leads to the driveway.

PARKING

Block paved driveway to the side providing off-street parking for two vehicles.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (42) Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band C.

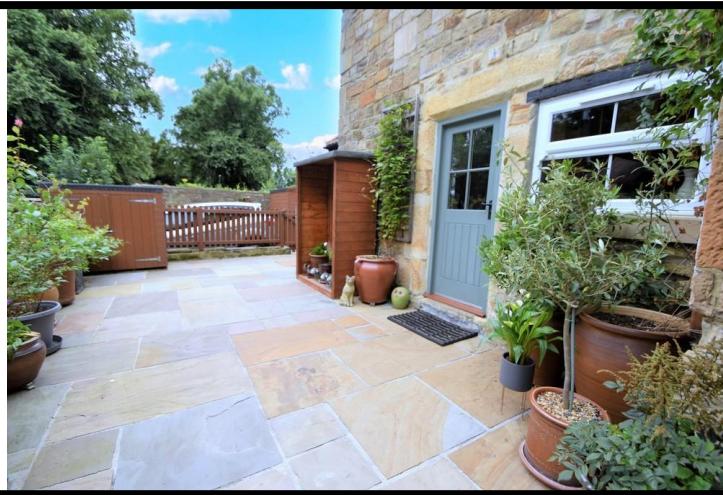
VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.





MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
41.0 sq.m. (441 sq.ft.) approx.

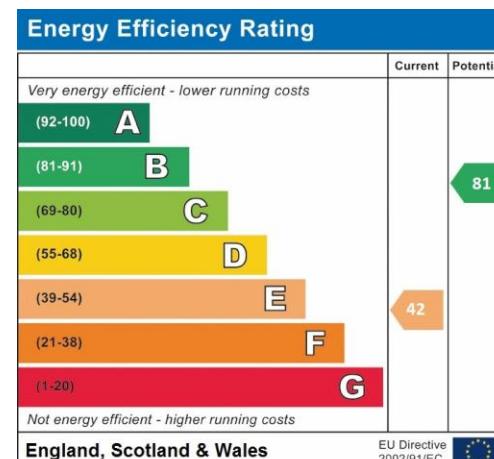


1ST FLOOR
38.6 sq.m. (415 sq.ft.) approx.



PETH COTTAGE

TOTAL FLOOR AREA: 79.5 sq.m. (856 sq.ft.) approx.
When every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixtures and fittings are approximate and may be subject to any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

