

12 East Law

CONSETT | COUNTY DURHAM



FINEST
PROPERTIES



A tastefully updated home with open
countryside vistas

Durham City Centre 15.3 miles | Newcastle City Centre 14.5 miles | Corbridge 12.3 miles
Newcastle International Airport 16.2 miles | Hexham 17.0 miles





Accommodation in Brief

Ground Floor

Sitting Room | Kitchen/Dining Room | Orangery | Utility Room | Study |
Bedroom | Bedroom | Bathroom

First Floor

Bedroom | Ensuite | Cupboard







The Property

Set against a backdrop of open countryside, this beautifully renovated property is an attractive blend of comfort and practical design. 12 East Law has been tastefully updated and neatly utilises space to offer a bright and welcoming environment that feels both modern and cozy. The rooms on the ground floor are spacious and well-lit, benefiting from bay windows on the front of the house and ample light to the rear.

The heart of the home is the open-plan kitchen and dining area, with high ceilings that follow the roof's pitch creating a sense of space and airiness. The kitchen itself is well-appointed, featuring stylish cabinets, modern fittings and plenty of light afforded by the Velux windows above. For practicality, a good-sized utility room is connected to the open-plan kitchen/dining area.

Adjacent to the kitchen, the orangery is a standout feature, offering views of the lush countryside to the rear of the property and featuring an expansive sky lantern and log-burner. A great space to retreat to throughout the seasons. Folding doors cast ample light into the room and allow access to the rear patio and garden.

The property includes two bedrooms and a bathroom on the ground floor, along with a study that houses a spiral staircase leading to the first floor. Here, the main bedroom offers views of green fields, built-in wardrobes, an ensuite, and ample storage space.





Externally

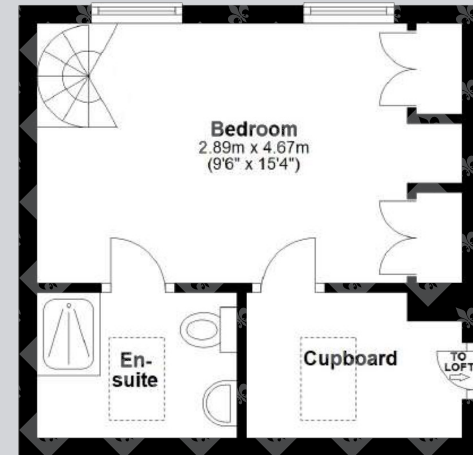
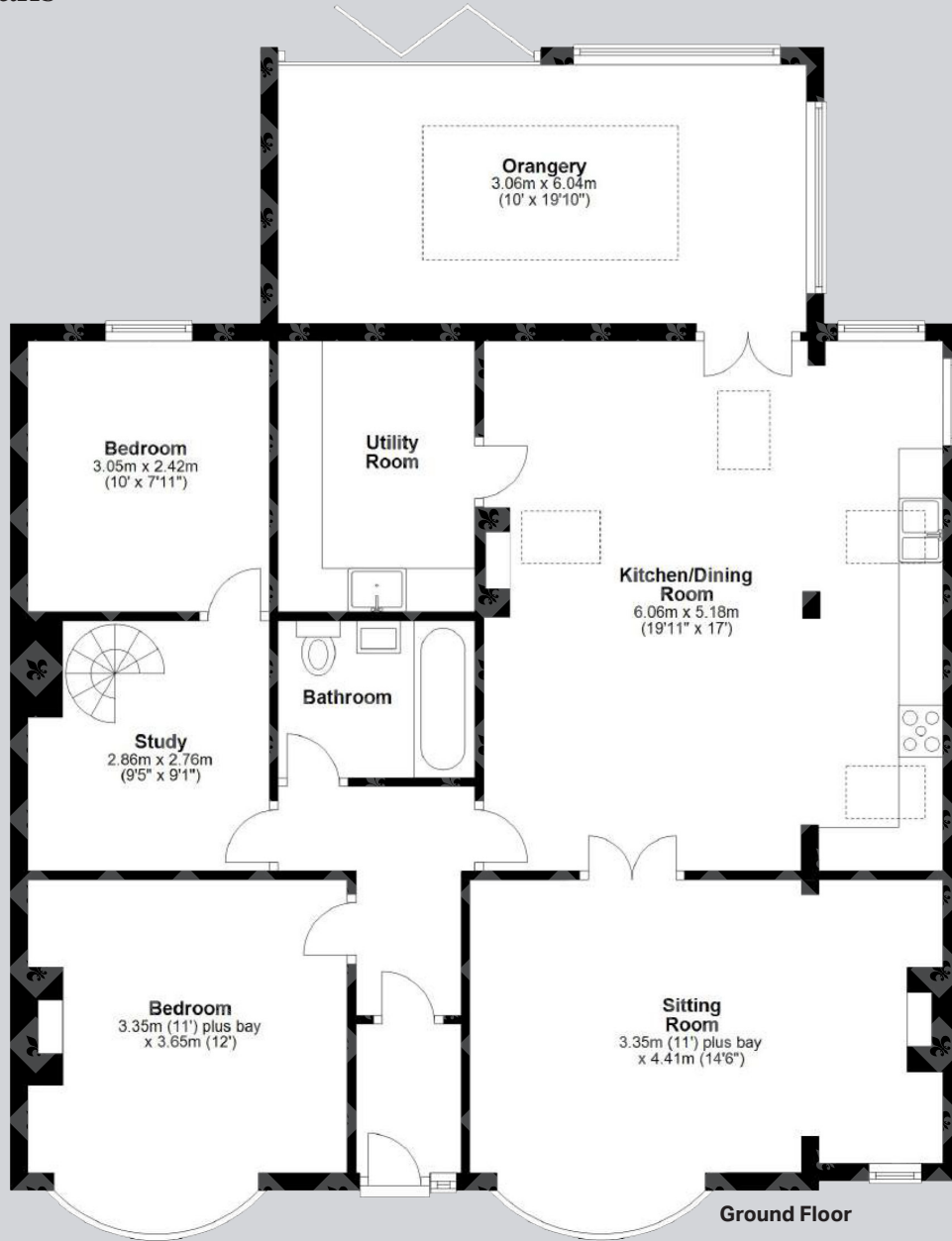
To the exterior, the property benefits from a garden and patio area which backs onto open green fields. A great place to sit during idle afternoons in the summer months.

Local Information

Consett offers several supermarkets, large stores and professional services. Nearby Shotley Bridge is an appealing and convenient village, sitting in the Derwent Valley on the County Durham and Northumberland Border. It offers a range of local amenities such as post office, shops, restaurant, public houses and primary school. Durham and Hexham provide more comprehensive services with excellent schooling, hospitals and a further choice of shops and eateries. For commuters the A1, A69, Newcastle Airport and City Centre are all extremely accessible.



Floor Plans



First Floor

Total area: approx. 136.8 sq. metres (1472.2 sq. feet)

Directions

Starting from Corbridge, head west on Main Street/A695, then at a roundabout, take the A68 south towards Consett. Follow the A68 through several roundabouts, enjoying the picturesque countryside. Transition onto the A692, which leads directly into Consett. Take a left at the A692 roundabout and continue down Genesis Way until you reach the B6322, take a left and continue towards the A691. Take a left on the A691 and continue through Shotley Bridge on the A694 for 1.2 miles. Turn right onto East Law, and continue down East Law for 30 seconds, the property will be on your left.

Google Maps

what3words



///zapped.promising.twists

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas and water. Gas-fired boiler.

Postcode

DH8 0QJ

Council Tax

Band C

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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