





## The Old Post Office

Cowshill, Weardale

Exquisite 4-bedroom detached house, formerly the old post office. 2 bathrooms, 2 reception rooms, and open plan kitchen/ living room complete with multifuel burner. The property offers an abundance of space which is further enhanced by the stunning panoramic views of open countryside which can be enjoyed both inside and out.

Council Tax band: C

Tenure: Freehold

- 4 bedroom detached house
- Stunning panoramic views of open countryside
- South facing garden
- Formerly the old post office and shop that served the village
- Open plan kitchen/ living room
- Multifuel burner in the living room
- 2 bathrooms
- uPVC windows throughout
- Located in an Area of Outstanding Natural Beauty



### Hallway

5' 4" x 3' 2" (1.63m x 0.97m)

Upon entering the property you find yourself in a bright and central hallway. The hallway provides access to the kitchen/ living room on the right and the second reception room and downstairs bathroom on the left. The hallway benefits from a tiled floor, neutral decoration and a uPVC front door.

### Kitchen/ Living Room

33' 10" x 12' 1" (10.31m x 3.68m)

Accessed via the hallway is a large and open plan kitchen/ living room with outstanding panoramic views across open countryside. The kitchen benefits from a tiled floor, a good range of over-under traditional style shaker storage cabinets and oak worktops. The kitchen features ample space for a freestanding washing machine, dishwasher and a fridge plus it can comfortably accommodate a dining table. The traditional feel of the kitchen area is further enhanced by the panelled walls and the exposed ceiling beams. Beyond the kitchen space is the living room, a comfortable, spacious and bright area, boasting two large uPVC windows and a patio door leading directly out to the garden. The number of windows combined with the south facing aspect of the property fills the living room with lots of natural light. The feature stone fireplace with multifuel burner and exposed ceiling beams further adds to the charm of this room.







### Reception Room

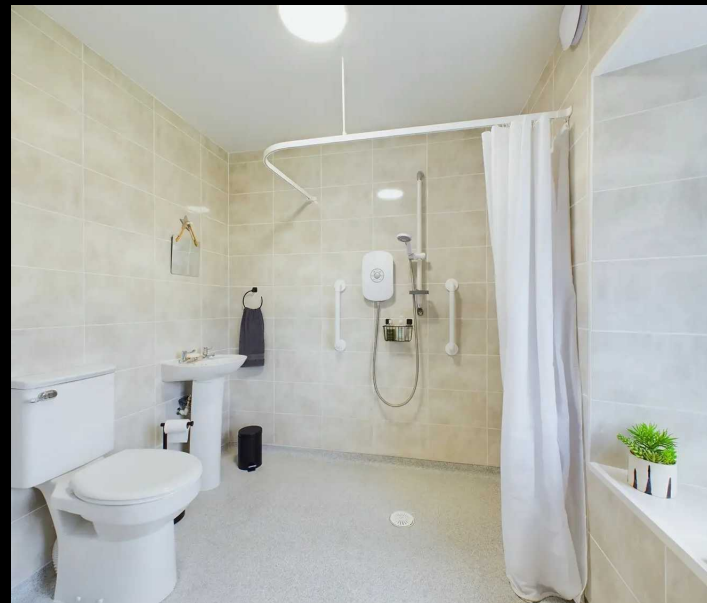
20' 1" x 8' 4" (6.11m x 2.55m)

Originally the 'old shop' and affectionately called so by the current owners. The second reception room is accessed via the central hallway on the left. It is a bright and charming room boasting 3 large uPVC windows, exposed ceiling beams and a separate external access door. This reception room would make an ideal office, snug or playroom.

### Bathroom 1

8' 7" x 7' 4" (2.61m x 2.23m)

The ground floor bathroom has been modified to accommodate accessibility. It is a fully tiled wet room offering a WC, handwash basin and an electric shower. The bathroom also benefits from a heated towel rail, inbuilt storage cupboard and a large uPVC window.







### **Landing**

(6.77m x 0.98m PLUS 2.80m x 1.58m) A spacious and bright split level landing provides access to the property's 4 bedrooms and the first floor bathroom. The landing is flooded with light via two large uPVC windows and boasts spectacular far reaching views. It is neutrally decorated and benefits from an inbuilt storage cupboard.

### **Bathroom 2**

11' 2" x 5' 6" (3.41m x 1.67m)

A spacious and well appointed bathroom completes the first floor accommodation, tastefully decorated and featuring traditional style half panelled walls to further enhance the finish of the bathroom. The bathroom provides a 3 piece suite including a WC, hand wash basin and a bathtub. The bathroom benefits from 2 inbuilt storage cupboards (one of which houses the hot water tank), and a large uPVC window.





### Bedroom 1

10' 0" x 12' 3" (3.06m x 3.73m)

Bedroom 1 is a spacious and bright double bedroom benefiting from a large uPVC window overlooking the rear garden and boasting stunning views. Bedroom 1 provides 2 inbuilt storage cupboards and ample space for free standing storage furniture.

### Bedroom 2

16' 4" x 8' 8" (4.97m x 2.63m)

Bedroom 2 is a well proportioned double bedroom with dual aspect and far reaching open countryside views. The bedroom features 2 large uPVC windows and ample space for free standing storage furniture.







### Bedroom 3

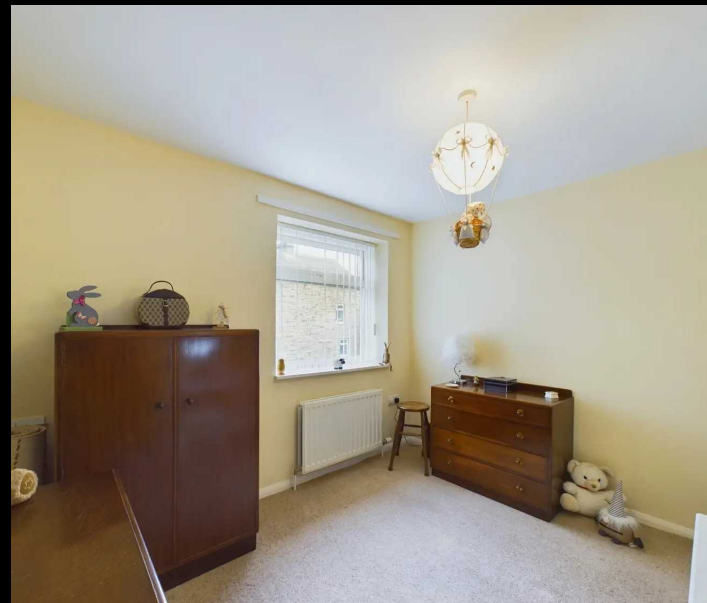
11' 11" x 8' 9" (3.63m x 2.66m)

Bedroom 3 is a bright and well appointed double bedroom, currently configured as a single but does offer the space to accommodate a double bed. The bedroom boasts a large uPVC window and ample space for free standing storage furniture. Access to the loft is also gained from this room.

### Bedroom 4

10' 0" x 8' 8" (3.05m x 2.63m)

Bedroom 4 is a good sized single bedroom boasting ample space for free standing storage furniture. The bedroom has the benefit of a large uPVC window and would make an ideal children's bedroom or home office.

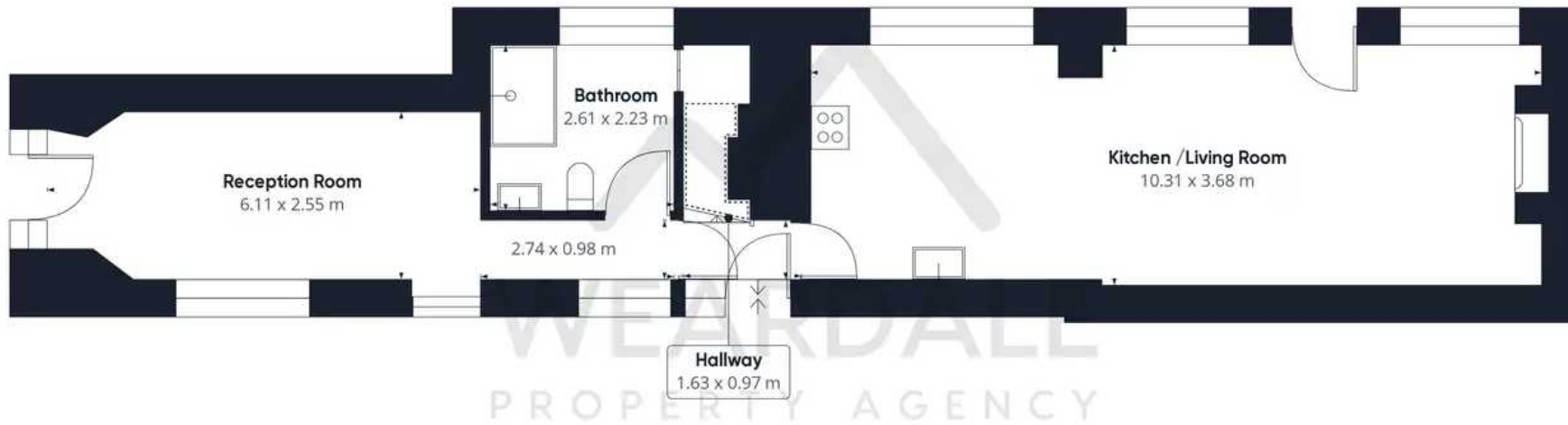


## Garden

The property benefits from a charming south facing and enclosed rear garden with expansive open countryside views, accessible via a side gate. A generous raised patio area can be accessed directly via the living room and provides ample space for an outdoor seating and dining area. Stepping down from the patio is a well maintained and fully lawned garden ideal for pets or children. The property also has the benefit of a shed perfect for outdoor storage. The property's oil tank is housed at the side of the property and the boiler is also located externally.







Approximate total area<sup>(1)</sup>

67.39 m<sup>2</sup>

Reduced headroom

0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area<sup>(1)</sup>  
61.41 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



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