



## Helme Park Cottage, Fir Tree, Crook, DL13 4NW



Set in just under two acres of mature private grounds Helme Park Cottage provides an exquisite rural hideaway. Surrounded by mature trees this secluded and unique property dates back to 1650 and is believed to have originally comprised of three individual cottages that have been incorporated into one spacious dwelling. Beautifully decorated in a traditional but modern style, the deceptively large four bedroom family cottage offers spacious and comfortable living accommodation arranged over two floors. The reception space comprises a very large lounge with log burning stove, an elegant dining area with French doors and a generous conservatory. At the heart of the cottage is the farmhouse style country kitchen, complete with functional utility room, space for dining, stone floor and wonderful log burning stove. The perfect place for cosy evening get-togethers and larger family gatherings, it has a good range of contemporary units, fittings and appliances. Also situated on the ground floor is the opulent master bedroom suite, lavishly appointed modern en suite boasting a state of the art bath (Jacuzzi/air/chromotherapy). The second bedroom, also situated on the ground floor, has access to a family shower room with large modern corner shower and white appliances. Upstairs leads to a further two bedrooms and a well-appointed family bathroom in a home that is full of history and character. For Sale by Modern Method of Auction: RESERVATION FEE!

**STARTING BIDS FROM - £249,950**

**Energy Rating: E**



# ROBINSONS

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PORCH: 5'4x6'2

VESTIBULE: 5'0x4'11

LOUNGE: 29'10x15'4(9.09m x 4.67m)

SUN LOUNGE: 12'2x7'3

UTILITY: 10'1x6'0

BREAKFASTING KITCHEN: 17'9x14'7(5.41m x 4.44m)

CONSERVATORY: 13'0x13'3

SHOWER ROOM: 7'10x5'9

MASTER BEDROOM: 17'9x15'9(5.41m x 4.80m)

EN-SUITE:

BEDROOM TWO: 15'10x8'3(4.83m x 2.51m)

BEDROOM THREE: 9'10x8'10(3m x 2.69m)

BEDROOM FOUR: 9'9x8'5(2.97m x 2.57m)

FAMILY BATHROOM:

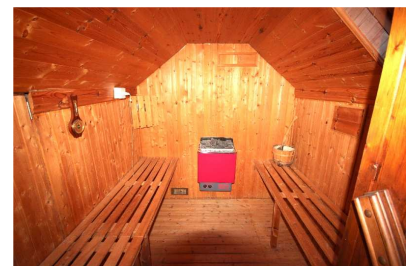
SAUNA:

**EXTERNALLY**

A private electrically operated gated entrance extends to a large drive and approximately 1 acre of woodland gardens with established trees, flower beds, ponds and vegetable garden. Also in the grounds is a most useful log cabin, koi pond and old stone outbuilding which has plans drawn up for a potential holiday cottage. In addition, there is a fenced paddock running adjacent with the direct access from both the private drive and the layby. The opportunities with this plot are substantial and exciting.

**LOCATION:**

Helme Park Cottage lies directly off the A68, giving easy access to the surrounding small villages and also North into Northumberland and South into Darlington and Barnard Castle, it is also within easy distance of the historic City of Durham which lies approximately 13.4 miles to the East. The Market towns of Crook, Bishop Auckland and Wolsingham are only a short drive which contain all the amenities of rural village life, shops, supermarkets, restaurants, Pubs and an abundance of rural walks and outdoor activities. Weardale is easy accessible with large parts, falling within the North Pennines Area of Outstanding Natural Beauty. The Helme Park Hotel, which is directly opposite the Cottage, is set within 2 acres of beautifully landscaped gardens and offers bar and restaurant dining facilities and for those whom are not faint hearted, guided 'ghost tours'.



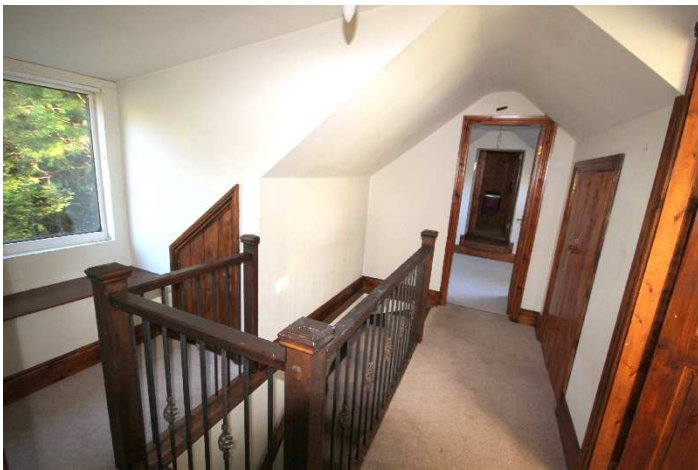
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

**DIRECTIONS:**

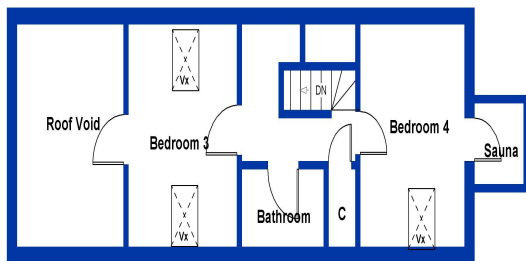
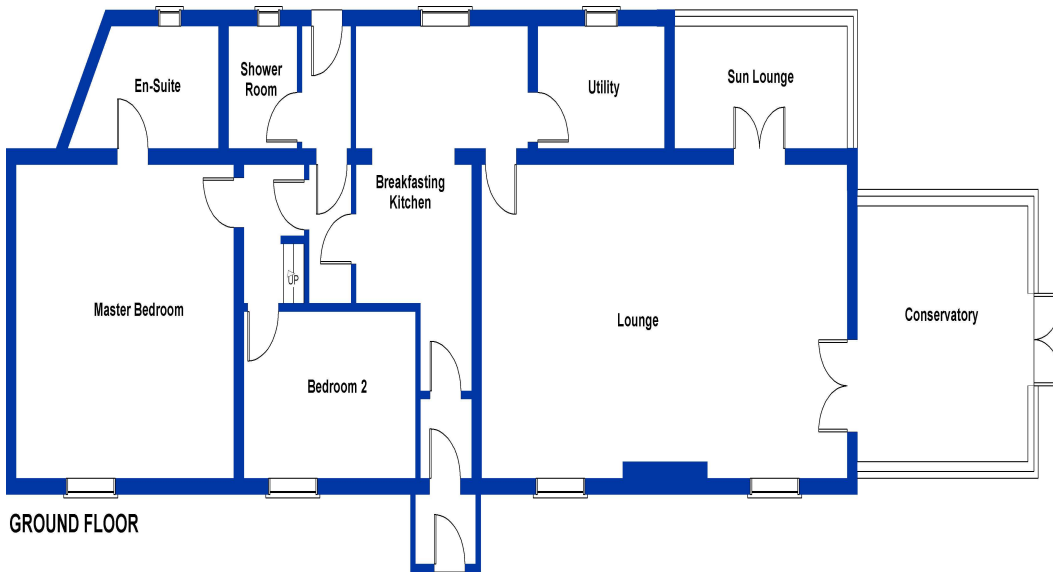
From Durham take the A690 marked Crook, keep on the A690 and go through Crook until you join the A689 follow this road until you reach the roundabout, turn right and head up the A68 marked Corbridge, keeping on the A68 watch for a slight turning on your left hand side (sign marked Helme Park Hotel) bear left here, head straight and Helme Park Cottage's gates lie on the right hand side just before the Hotel which is to your left.

**AGENTS NOTES:**

- Fully double glazed.
- Fully alarmed.
- Oil fire central heating via radiators.
- 2 x log burners.
- Freehold.
- Shared septic tank



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FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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