



**ST IVES COTTAGE, 12 WEST BLACKDENE**  
BISHOP AUCKLAND, COUNTY DURHAM, DL13 1EF

St Ives Cottage is idyllically situated on the bank of the river Wear and boasts easily maintainable accommodation which enjoys a superb position with stunning views over the river beyond. Viewing is recommended to appreciate the accommodation and also the pretty position. The property has an EPC rating (EER) of E 44.

- Two Bedrooms
- Bespoke Fitted Kitchen
- Front Garden
- Additional Riverside Garden
- Stunning Location
- Ideal Second Home
- No Onward Chain
- EPC (EER) E 44



**Offers in the region of £169,000**

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS



# ST IVES COTTAGE, 12 WEST BLACKDENE

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## SITUATION & AMENITIES

West Blackdene is a hamlet situated near Wearhead in Upper Weardale. The nearby village of St John's Chapel has a range of amenities, including a post office, grocery store and doctor's surgery. There is a regular bus service through Weardale and a choice of local schools. Stanhope is 8.5 miles away and has a larger choice of shops, as well as a bank, fuel station and tourist information centre. Hexham, Carlisle, Newcastle, Durham and Darlington are all within an hour's drive.

## DESCRIPTION

St Ives Cottage is idyllically situated on the bank of the river Wear and boasts easily maintainable accommodation which enjoys a superb position with stunning views over the river beyond. The property has accommodation briefly comprising: entrance porch, living room, bespoke fitted kitchen, first floor landing, two bedrooms and a house bathroom. Externally there is a front garden and a charming riverside garden.

## ACCOMMODATION

Door leading to the entrance porch.

## ENTRANCE PORCH

With double glazed windows to multi aspects, tiled flooring and stable style door leading to the living room.

## LIVING ROOM 4.83m x 5.13m (15'10" x 16'10")

A well presented reception room which combines living space with dining space. Briefly includes painted beamed ceiling, double glazed window to the front elevation, multi fuel stove with back boiler, radiator, stairs rising to the first floor, oak effect laminate flooring and double wooden doors leading to the kitchen.



## KITCHEN 2.14m x 4.95m (7'0" x 16'3")

To the rear of the property with two double glazed windows, variety of fitted wall and base units, granite work surface, space for range style cooker, integral extractor hood, integral fridge, integral freezer, integral dishwasher, integral washing machine, double sink unit with mixer tap, exposed painted beamed ceiling, radiator and oak effect laminate flooring.



## FIRST FLOOR LANDING

With access to a cupboard housing the hot water tank and providing storage, radiator, laminate flooring and doors leading off to the first floor accommodation. The first floor landing also provides access to a fully boarded attic.

## BEDROOM ONE 3.75m x 4.17m (12'4" x 13'8")

To the front elevation with double glazed window, feature fireplace creating a focal point and overstairs wardrobe.



## BEDROOM TWO 2.27m x 2.74m (7'5" x 9'0")

To the rear elevation with double glazed window, characterful sloped ceiling and radiator.



### **BATHROOM 2.05m x 2.22m (6'9" x 7'3")**

Including an obscure double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, WC, characterful sloped ceiling and radiator.



### **EXTERNALLY**

### **FRONT GARDEN**

The property is set back behind a small patio style garden which includes planted borders and a gravelled seating area.



### **RIVERSIDE GARDEN**

St Ives Cottage boasts an additional garden which is located across the lane. This area is the hidden gem of the property and is enclosed by wrought iron railings, hedge and fence whilst being laid to lawn and paving. The garden enjoys the benefit of a timber shed along with a superb position overlooking the river Wear beyond.



### **SERVICES**

Mains electricity, drainage and water. Solid fuel central heating via the multi fuel stove which has a back boiler behind.

### **TENURE**

The property is believed to be offered freehold with vacant possession on completion.

### **LOCAL AUTHORITY**

Durham County Council Tel: 03000 26 00 00.

### **COUNCIL TAX**

For Council Tax purposes the property is banded B.

### **VIEWINGS**

Strictly by appointment with GSC Grays Barnard Castle. Tel: 01833 637000.

### **PARTICULARS**

Particulars written and photographs taken May 2016.

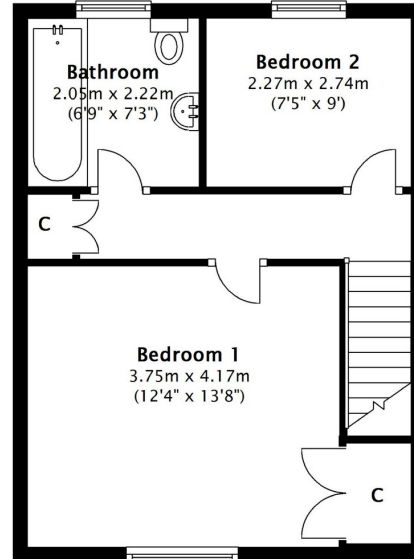
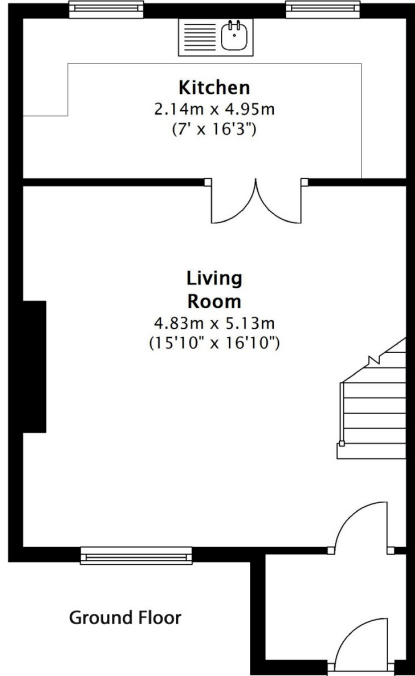




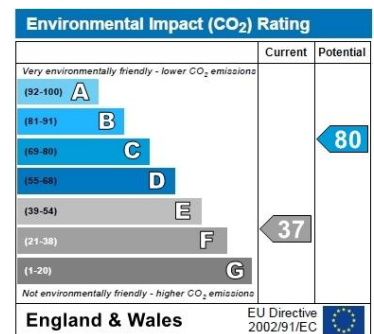
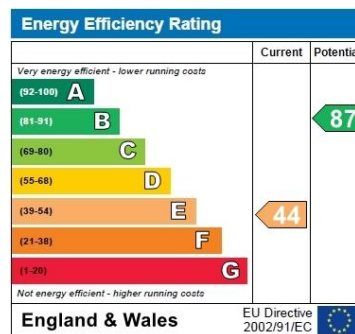
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## St Ives Cottage, 12 West Blackdene



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