



## THE COTTAGE, LYNESACK

BUTTERKNOWLE, COUNTY DURHAM, DL13 5QG

The Cottage is a stone built single storey cottage located in a rural area with stunning countryside views to the rear. The property provides flexible accommodation with the potential for four bedrooms, if desired. Alternatively, there is ample space to have an at home office with three bedrooms. Externally, there are gardens to all four sides along with a driveway. EPC (EER) E 54.

- Detached bungalow
- Countryside views
- Four bedrooms
- Dining kitchen
- Gardens to all four sides
- Orchard
- Driveway
- EPC (EER) E 54



## Offers in the region of £260,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

# THE COTTAGE, LYNESACK

BUTTERKNOWLE, COUNTY DURHAM, DL13 5QG

## SITUATION & AMENITIES

The property lies within a picturesque rural hamlet known as Lynesack, Butterknowle. The village of Butterknowle is located in the Gaunless Valley in scenic lower Teesdale and Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and two public houses.

## DESCRIPTION

The Cottage is a pleasantly sized bungalow with accommodation briefly comprising: living room, dining kitchen, four bedrooms and a bathroom. To the exterior, there is an orchard, lawned front garden, rear hard standing garden, timber garden shed and a driveway providing parking for two cars.

## ACCOMMODATION

Part glazed door to:

### LIVING ROOM 4.47m x 4.98m (14'8" x 16'4")

To the front elevation with double glazed window, radiator, laminate flooring, feature stone and bricked fireplace. Doors to:



### DINING KITCHEN 2.56m x 8.64m (8'5" x 28'4")

Including a variety of fitted wall and base units with contrasting work surfaces over, sink with mixer tap and

draining board, tiled splashbacks, double glazed windows to dual aspects, two doors opening to the rear garden, two radiators, two velux windows, space for dining table and chairs and tiled flooring. The kitchen includes the following integrated appliances: electric oven, electric hob, extractor hood, fridge freezer, dishwasher and washing machine.



## INNER HALLWAY

With doors leading to:

## BATHROOM

Including a bath with shower over, pedestal wash hand basin, WC, heated towel rail, partially tiled walls, tiled flooring, obscure glazed window to the rear aspect and obscure glazed velux window.





**BEDROOM THREE** 2.39m x 3.84m (7'10" x 12'7")

To the front aspect with double glazed window and radiator.

**BEDROOM FOUR** 2.02m x 2.96m (6'8" x 9'9")

With double glazed window to the side aspect, radiator and laminate flooring.

**HALLWAY**

There is a second hallway which gives access to the first and second bedrooms.

**BEDROOM TWO** 3.32m x 3.32m (10'11" x 10'11")

To the front elevation with double glazed window and a radiator.

**MASTER BEDROOM** 4.70m x 7.20m (15'5" x 23'7")

An impressive master bedroom with a ceiling height double glazed window, two velux windows and double glazed patio doors opening to the exterior. This bedroom has exposed stone walls and laminate flooring.

**EXTERNALLY**

The property sits on a good sized plot which enjoys grounds extending around all four sides of the property. To the front there is a lawned and planted garden. To one side there is an enclosed orchard garden. At the rear elevation there is a hard standing paved and tarmac low maintenance garden area. Also located at the rear of the property is a timber garden shed. The oil tank is located within the rear garden.

**SERVICES**

Mains electricity and water are connected. Oil fired central heating. Drainage is to a septic tank.

**TENURE**

The property is 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 C.

**VIEWINGS**

Strictly by appointment only via the Agents GSC Grays Tel: 01833 637000.

**PARTICULARS**

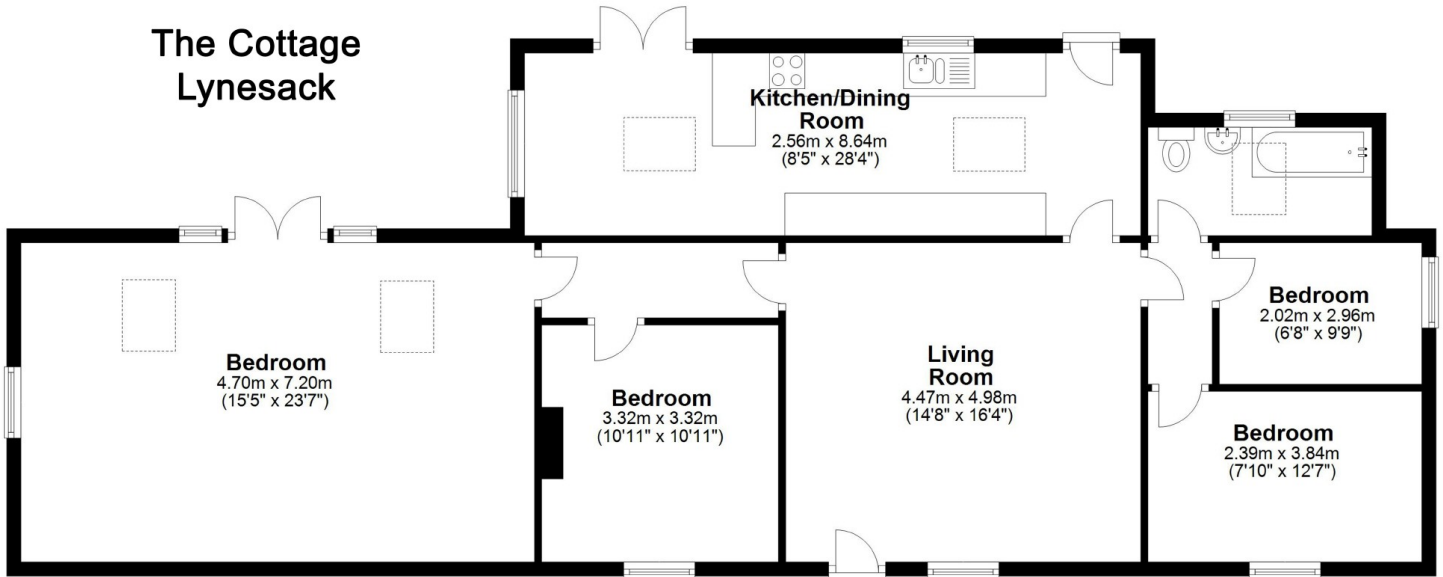
Particulars written and photographs taken July 2019.



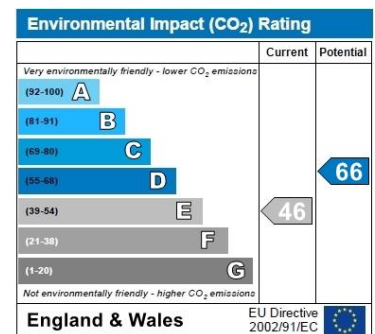
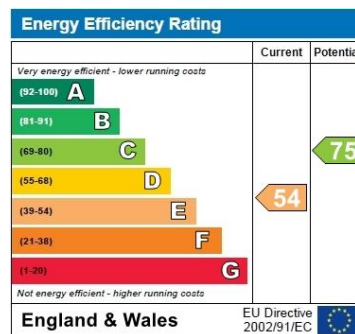
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## The Cottage Lynesack



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