



Copthill, Cowshill, DL13 1AB
3 Bed - House - Detached
£350,000

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Copthill

Cowshill, DL13 1AB

Robinsons are thrilled to offer to the market this delightful detached stone built cottage which dates back to the 1800's and offers a perfect blend of charm and modern living. Located on an elevated position in Copthill, Weardale in an 'Area of outstanding natural beauty' with some truly stunning views of the dale. The property is full of character with attractive features including stone flagged flooring, exposed stone walls, two solid fuel stoves and oil central heating. With three well-proportioned bedrooms and two open plan reception rooms, this home is ideal for families or those seeking a peaceful retreat.

This has been valued independently at £375,000, but listed with a very competitive price for a quick sale.

One of the standout aspects of this property is the breath-taking views of Weardale, which can be enjoyed from various vantage points within the home and gardens. The large mature gardens surrounding the cottage offer a tranquil outdoor space and are approximately 1.5 acres including part of the quarry. Additionally, the house has off road parking for at least four vehicles.

The accommodation is spread across two floors and comprises of lower ground floor; entrance porch/boot room which leads to the quality fitted kitchen with integral appliances which include, tall fridge, under counter freezer and dishwasher and leading to the snug/dining area with solid fuel Aga stove. The kitchen also gives access to the useful utility room/WC with space for washing machine and wash hand basin.

The open plan lounge/dining room is a perfect room for entertaining guests and has a large set of patio doors opening to the garden and enjoys far-reaching views. This room has a further solid fuel stove and a spiral staircase leading to the upper floor.

The upper floor has three well proportioned bedrooms, the main being a generous size double with a vaulted ceiling with exposed beams and has a en-suite shower room. A bathroom concludes the internal accommodation.













Outside

Immediately to the front of the property there is a gravelled driveway allowing off road parking for at least four vehicles and a stone storage shed. At the rear there is a large mature garden which is well stocked. The garden enjoys stunning views and has several seating areas giving sunshine all day long! The boundary also includes part of the quarry.

Viewings

This charming cottage in Cowshill is not just a house; it is a place where memories can be made, and a lifestyle can be embraced. With its idyllic setting and thoughtful design, this property is a rare find and is sure to attract those looking for a serene yet stylish home. Viewings are by appointment only, please contact Robinsons to arrange yours.

Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

EPC Rating: F - updates have been made since EPC was done 2020.

Tenure: Freehold

Durham Council Tax Band: C

Annual Price: £2,268

Broadband

Basic

9 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

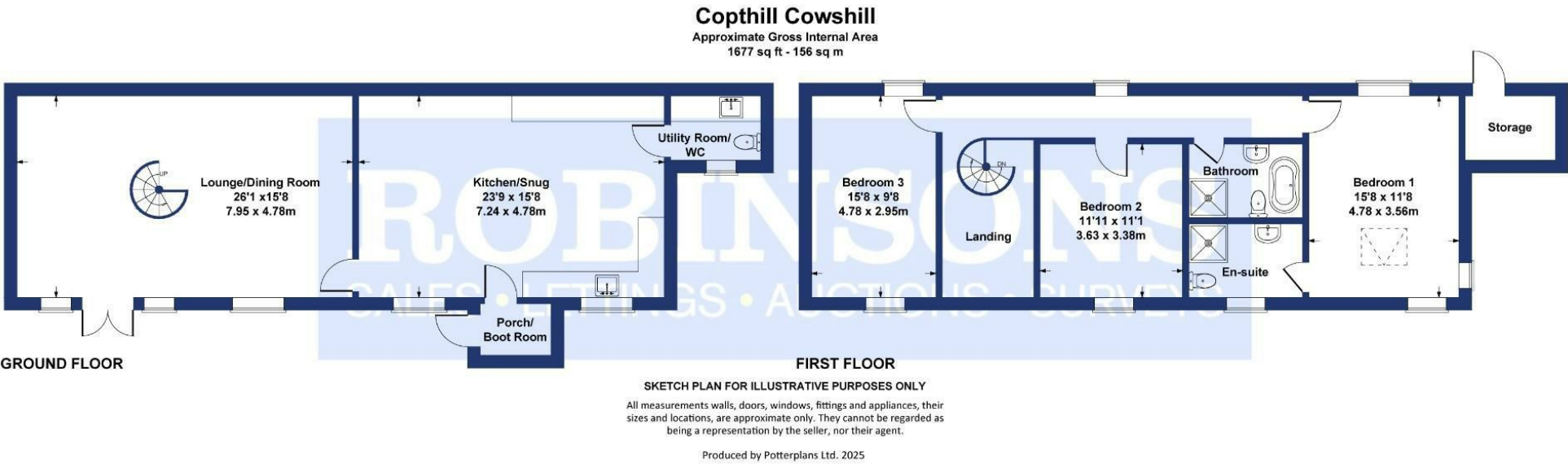


Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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