



Commercial Street, Cornsay Colliery, DH7 9BW
4 Bed - House - Detached
£390,000

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Commercial Street Cornsay Colliery, DH7 9BW

* NO CHAIN * SPACIOUS DETACHED PROPERTY * FOUR RECEPTION ROOMS * EN SUITE
* LARGE WRAP AROUND GARDEN * SEMI-RURAL VILLAGE SETTING * DRIVEWAY
PARKING *

Offered for sale with no onward chain, The Cottage is a spacious detached property occupying a generous plot within the popular semi-rural village of Cornsay Colliery. With four reception rooms, four bedrooms and large gardens, this home offers flexible accommodation with considerable scope to enhance and add further value, all within a peaceful countryside setting.

The layout comprises an entrance porch leading to a welcoming hallway, from which the ground floor accommodation flows. There is a comfortable living room, a separate sitting room, a dining room and a study, providing an excellent range of reception space suited to a variety of uses. The kitchen is accompanied by a useful utility room. Throughout the ground floor, rooms are generously proportioned with high ceilings adding to the sense of space.

To the first floor there are four large bedrooms, with the master bedroom benefitting from an en suite, along with a family bathroom.

Externally the property enjoys a large wrap around garden and pleasant views over the surrounding countryside. A driveway provides off street parking, and there are useful outhouses offering additional storage or workshop space. The overall plot is a particular feature of this property and represents an excellent opportunity for those seeking space and flexibility.

Cornsay Colliery is a quiet village set within attractive County Durham countryside, offering a peaceful lifestyle whilst remaining well connected. The nearby villages of Esh Winning and Langley Park provide everyday amenities including local shops and schools. Durham city centre is a short drive away, offering a comprehensive range of shopping, dining and leisure facilities along with a mainline railway station with direct services to Newcastle and beyond.













GROUND FLOOR

Porch

Hallway

Lounge

19'8" x 11'1" (6 x 3.4)

Dining Room

13'1" x 13'1" (4 x 4)

Sitting Room

15'1" x 13'1" (4.6 x 4)

Study

9'10" x 7'10" (3 x 2.4)

Kitchen

15'1" x 11'1" (4.6 x 3.4)

Utility

9'10" x 5'10" (3 x 1.8)

FIRST FLOOR

Landing

Bedroom

14'9" x 13'1" (4.5 x 4)

En-suite

9'6" x 5'10" (2.9 x 1.8)

Bedroom

14'9" x 11'1" (4.5 x 3.4)

Bedroom

13'1" x 12'9" (4 x 3.9)

Bedroom

11'1" x 9'10" (3.4 x 3)

Bathroom

7'10" x 7'6" (2.4 x 2.3)

AGENT'S NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Property Construction – Stone

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – TBC

Sewerage – TBC

Heating – Oil

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – yes

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with your legal advisor.

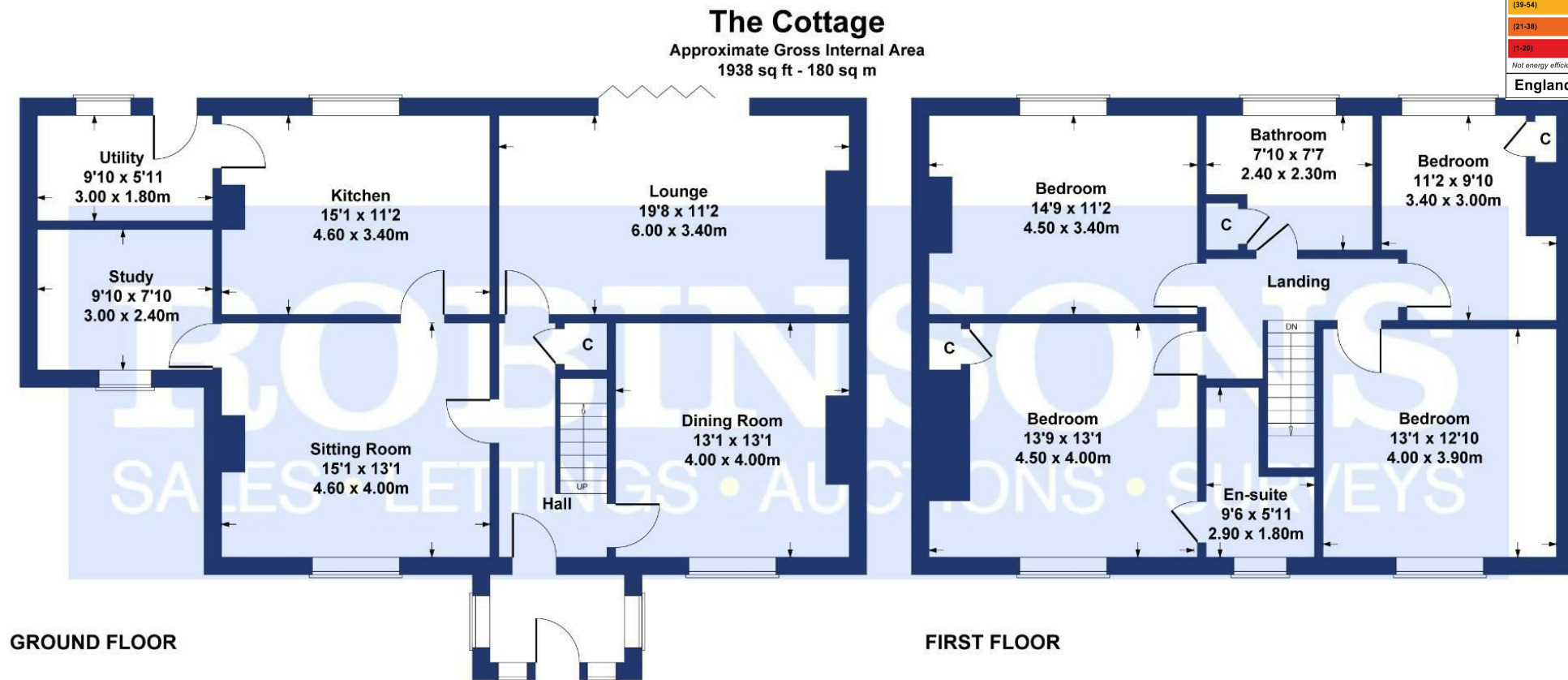
Accessibility/Adaptations – extended, outhouses

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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 services.

