



Commercial Street, Cornsay Colliery, DH7 9BW
4 Bed - House - Detached
Starting Bid £320,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Commercial Street Cornsay Colliery, DH7 9BW

Being Auctioned via the Great North Property Auction in connection with Robinsons Start bids welcome from £320,000 * Buyers Premium applies please see full details for information

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

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 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 there is a comfortable living room, separate sitting room, a dining room and a study. 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 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.













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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Auction notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

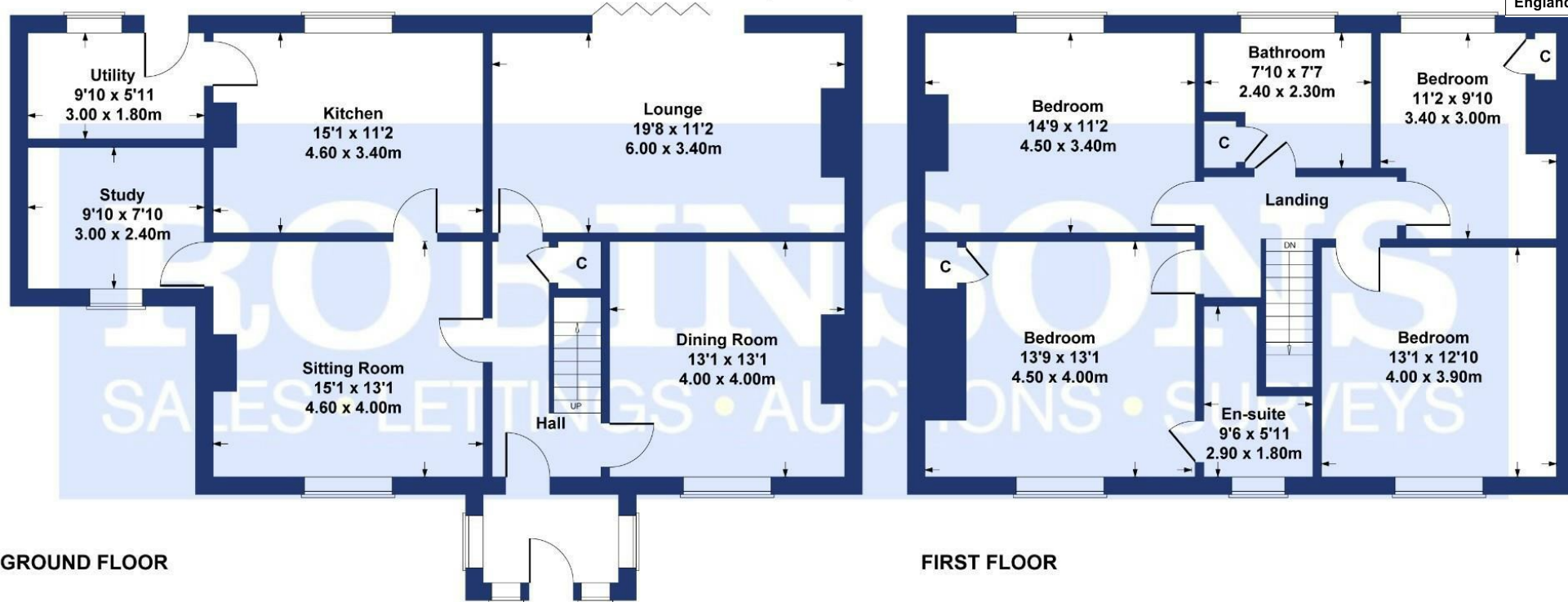
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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

The Cottage
Approximate Gross Internal Area
1938 sq ft - 180 sq m



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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.

