



Copley Lane, Butterknowle, DL13 5LP
2 Bed - Cottage
£130,000

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Copley Lane Butterknowle, DL13 5LP

This beautifully presented two-bedroom cottage on Copley Lane offers a delightful retreat in a stunning rural setting. With commanding views of the surrounding countryside, this property has been sympathetically refurbished to a very high standard, ensuring a perfect blend of modern comfort and traditional charm.

Upon entering, you will find a spacious reception room that invites you to relax and unwind, while the modern kitchen is well-equipped for all your culinary needs. The cottage boasts two generously sized bedrooms, providing ample space for rest and relaxation. The bathroom has also been thoughtfully updated, offering a contemporary feel.

The low-maintenance courtyard garden to the rear is an ideal spot for enjoying the fresh air and the beautiful views, making it perfect for those who appreciate outdoor living without the burden of extensive upkeep.

The accommodation on offer briefly comprises: Entrance lobby, lounge with beamed ceiling and multifuel stove, and well appointed kitchen/dining room to the ground floor. To the first floor there are two good sized bedrooms and stylish family bathroom.

Conveniently located, the cottage is within easy reach of local amenities, including a post office, shops, a primary school, and a public house, all situated in the nearby village of Butterknowle. This charming property is perfect for those seeking a tranquil lifestyle while still being close to essential services.

In summary, this cottage presents an excellent opportunity for anyone looking to embrace rural living in a beautifully refurbished home. With its spacious accommodation and stunning surroundings, it is sure to appeal to a wide range of buyers.

To arrange a viewing please call Robinsons on 01388 458111









GROUND FLOOR

Entrance Lobby

Lounge

13'5" x 11'0" (4.10 x 3.37)

Kitchen/Dining Room

14'1" x 7'6" (4.31 x 2.30)

FIRST FLOOR

Landing

Bedroom 1

11'6" x 11'0" (3.51 x 3.36)

Bedroom 2

9'9" x 7'10" (2.98 x 2.39)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broadband: Basic 5Mbps, Superfast 53 Mbps, Ultrafast 8500

Mobile Signal/Coverage: Poor

Tenure: Freehold

Council Tax: Durham County Council, Band A (£1701 Min)

Flood Risk - Very Low

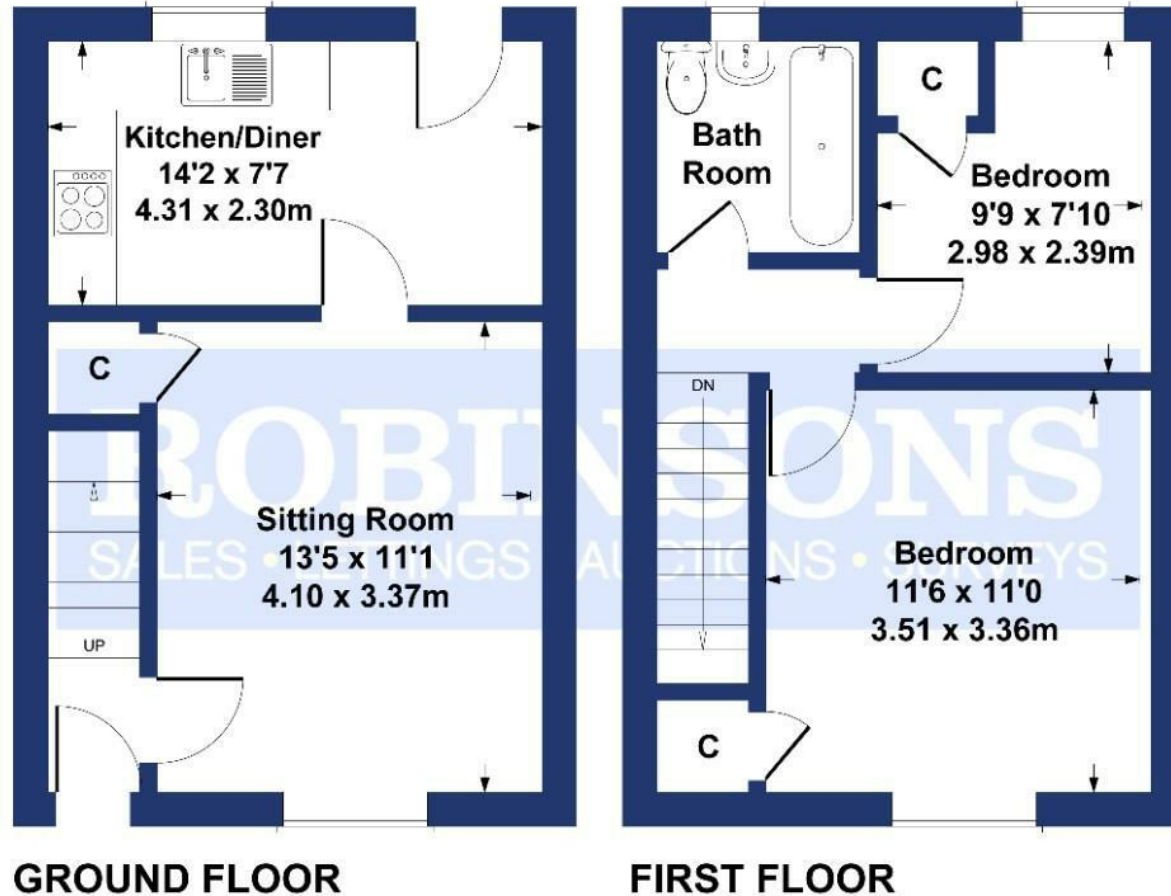
Energy Rating:



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 & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

Copley Lane

Approximate Gross Internal Area
603 sq ft - 56 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		94
(61-81)	B		
(49-60)	C		
(35-48)	D	61	
(29-34)	E		
(21-28)	F		
(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. 2025

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.



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