

High Lands, Cockfield, DL13 5AT
2 Bed - Cottage - Terraced
£119,950

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High Lands
Cockfield, DL13 5AT

Robinsons are delighted to present to the market this charming two-bedroom cottage, boasting stunning far-reaching countryside views. Beautifully presented throughout, the property features a stylish modern kitchen and bathroom, contemporary décor, updated flooring, UPVC double glazing, and a cosy log-burning stove. The home also benefits from the option of electric radiators for additional heating.

The internal accommodation briefly comprises an entrance hallway with a useful understairs storage cupboard. The inviting lounge is centred around a log-burning stove and enjoys picturesque front-facing views, with an open archway leading into a second reception room—ideal for use as a dining room or additional living space. The kitchen is fitted with a range of modern wall, base, and drawer units, along with integrated appliances including a hob, oven, fridge/freezer, and washing machine. A rear hallway provides access to the yard and a contemporary ground floor shower room, complete with a stylish three-piece suite comprising a shower cubicle with electric shower, vanity wash hand basin, and WC.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from superb countryside views and a set of wardrobes included in the sale price.

Externally, the property enjoys a small garden to the front and an enclosed yard to the rear—perfect for low-maintenance outdoor living.

Situated in the peaceful setting of High Lands, the property is surrounded by scenic countryside and picturesque walking routes, while still offering convenient access to local amenities and reputable schools in nearby villages and larger towns such as Bishop Auckland.



























Agent Notes

Council Tax: Durham County Council, Band A - Approx. £TBC p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - None
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Electric radiators
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

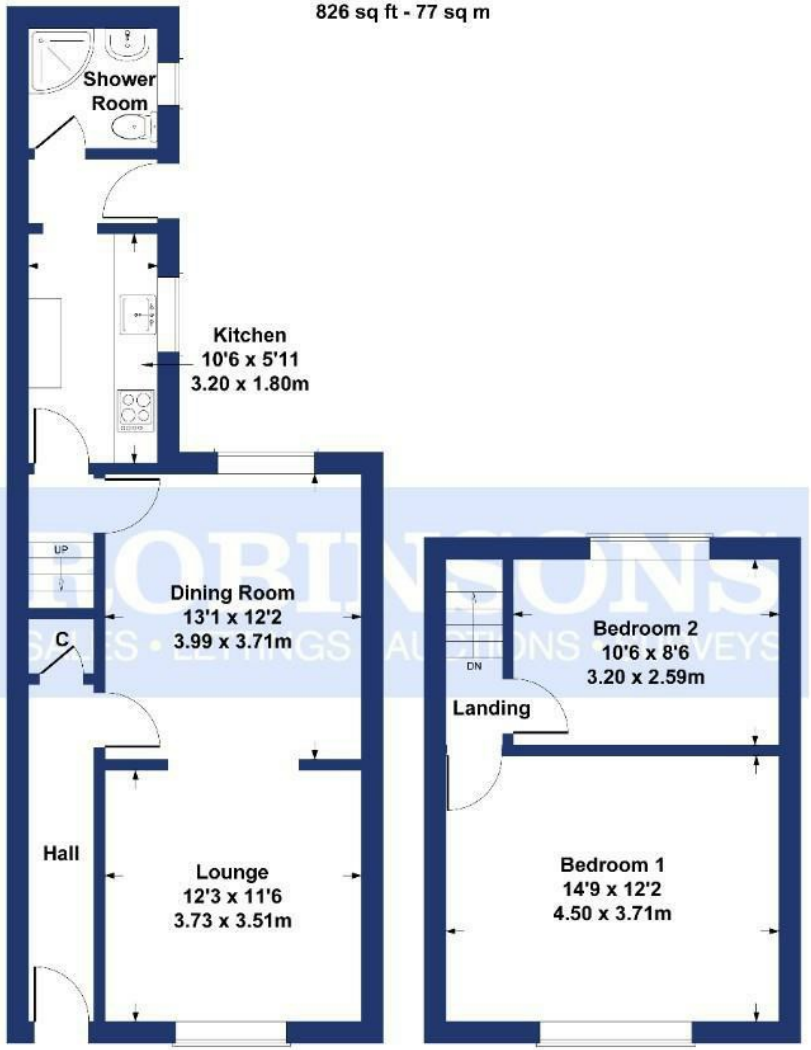
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – NA
Rights & Easements – None known, check with seller
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 – No
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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.

High Lands Cockfield

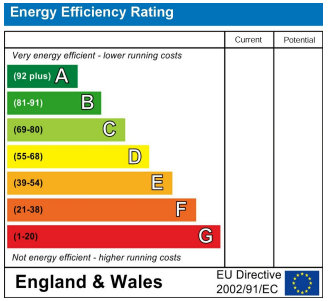
Approximate Gross Internal Area
826 sq ft - 77 sq m



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

120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

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