



ROBINSONS
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ROHAN COTTAGE
LOW HEDLEY HOPE | DL13 4PR

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Rohan Cottage is a fabulous barn conversion that combines the character of an original stone building with all the modern features of a contemporary home in a beautiful rural location. Close to Lanchester and Crook, near Durham, the property is one of just three homes set around a central courtyard with a large garden and a one-acre paddock, providing plenty of space for children, dogs or even a pony. Beyond the boundary, the property is surrounded by open countryside.

There is also a double garage with a room above to provide additional accommodation or as a games room or studio, and planning permission for an annex.

The barn was converted by a reputable local builder who has retained the original rustic character and enhanced it with new additions including a superb garden room to the rear.

From a smart paved entrance area, the front door opens into the reception hallway which has practical, contemporary flooring leading onto the reception space. A large lounge, with a feature fire surround, runs the full depth of the house and benefits from a glazed door to the garden.

There is a separate dining room or study/playroom that leads into the breakfasting kitchen and on into the garden room, creating an excellent space for entertaining with direct access for dining outdoors. The kitchen is fitted with an extensive range of modern, Shaker-style units with granite worktops and integrated, stainless steel appliances.

The rest of the ground floor comprises a beautiful family bathroom and two double bedrooms, one with an en suite shower room and both with stylish built-in wardrobes, making it an ideal property for anyone with mobility issues.

The characterful master bedroom with an en suite shower room and a fourth bedroom that would be an ideal nursery are on the first floor.











CONTINUED:-

Rohan Cottage is an excellent property for enjoying an outdoors lifestyle and a family with hobbies, whether it is those that require storage for equipment or for gardeners who have plenty of space to tend here, as well as a greenhouse and orchard.

Impressive stone steps lead from the rear courtyard to the extensive lawned area where there is a large workshop in the garden that could be a summer house or outdoor dining room. There is a further large garden to the front behind the garaging with trees and established hedging.

Low Hedley Hope is excellent for getting to the region's main towns and cities and for rail links on the East Coast mainline, whilst also being a rural location in walking country including Hedleyhope Fell, a nature reserve and one of the biggest mid-altitude heathlands remaining in County Durham.

AGENTS NOTES:

- * Oil Fired central heating via radiators.
- * Fully double glazed
- * Mini Sewerage treatment works
- * Freehold
- * Council Tax Band D
- * EPC 49E
- * What 3 Words: /// monument. declining . refilled

VIEWINGS:

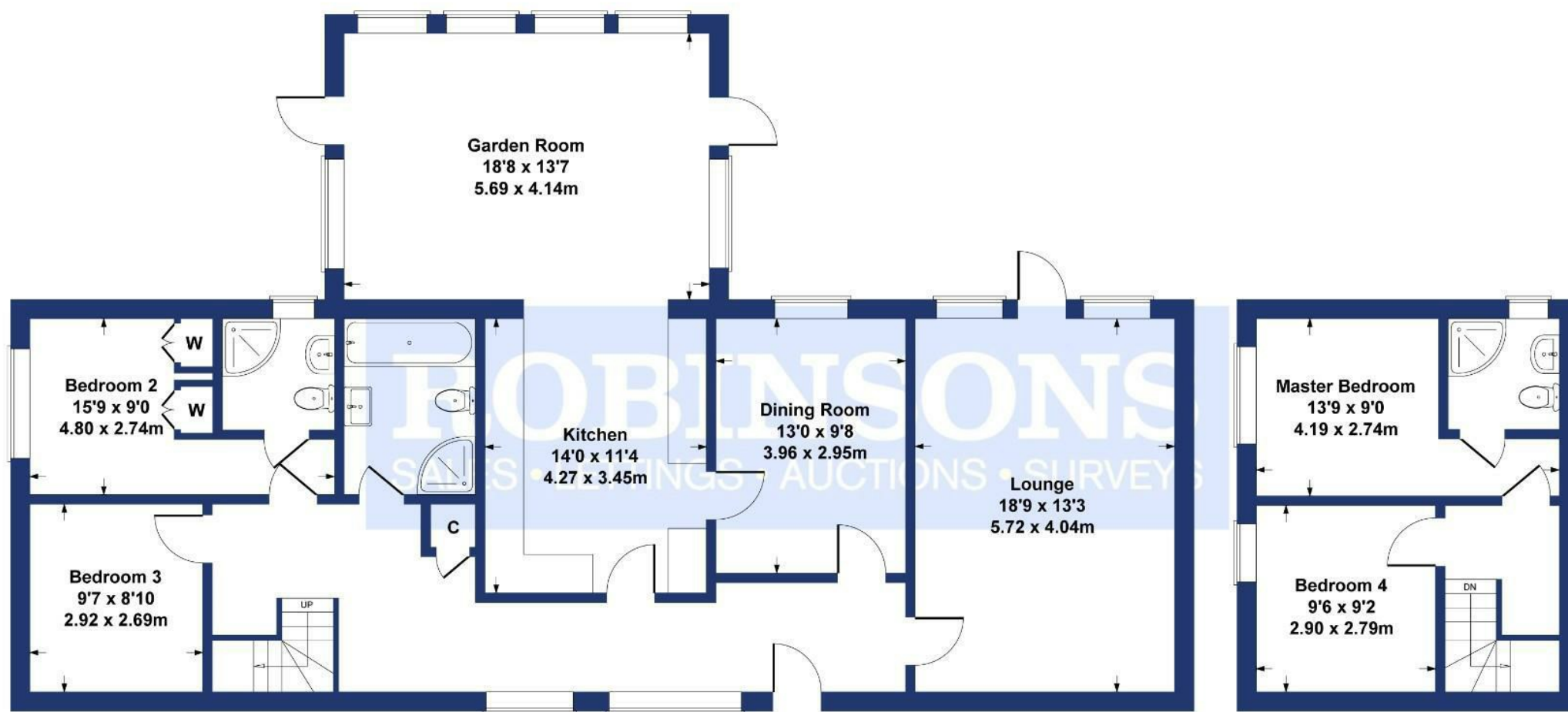
Via Robinsons Regency & Rural

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Rohan Cottage

Approximate Gross Internal Area
1689 sq ft - 157 sq m



GROUND FLOOR

FIRST FLOOR

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.

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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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