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BUMBLE BEE COTTAGE  
SUNDERLAND BRIDGE | DH6 5BX

# BUMBLE BEE COTTAGE

## SUNDERLAND BRIDGE | DH6 5BX

Nestled in the picturesque village of Sunderland Bridge, this absolutely stunning 4/5 bedroom semi detached cottage offers a perfect blend of modern living and charming countryside appeal. With its idyllic location just 2 miles from the vibrant city centre of Durham, this property is ideal for those seeking a tranquil retreat without sacrificing convenience.

As you enter the cottage, you are greeted by an inviting open plan living area that boasts a striking mezzanine floor, creating a sense of space and light. The highest quality fixtures and fittings throughout the home ensure a luxurious living experience, making it perfect for both entertaining guests and enjoying quiet family moments.

The property features two spacious reception rooms, providing ample space for relaxation and social gatherings. With four well-appointed bedrooms, there is plenty of room for family and guests alike. The three modern bathrooms add to the comfort and convenience of this delightful home.

The accommodation on offer briefly comprises: Entrance Hall, Open plan Living/Dining/ Kitchen area, Formal Dining Room, spacious Master Bedroom with Ensuite, useful Boot Room (formerly a bedroom), Utility Room and wc to the ground floor, whilst to the first floor there is beautiful Mezzanine floor overlooking the ground floor living area, three good sized Bedrooms with ensuite and Jack and Jill Shower Rooms and Dressing Room/Study.

Outside, the cottage is complimented by beautifully maintained lawned gardens, offering a serene outdoor space to unwind and enjoy the natural beauty of the area. Additionally, a garage provides practical storage solutions and secure parking.

This exceptional property is a rare find in such a desirable location, combining the charm of village life with easy access to the amenities of Durham. Whether you are looking for a family home or a peaceful retreat, this cottage is sure to impress. Do not miss the opportunity to make this stunning property your own!











#### AGENTS NOTES (PARAGRAPH)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7Mbps, Superfast 56 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band E (£2971 Min)

Energy Rating: C

Freehold

The Property is subject to a management charge for the upkeep of the communal driveway. Cost to be confirmed.

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.

#### LOCATION (PARAGRAPH)

The award winning village of Sunderland Bridge is surrounded by picturesque open countryside within walking distance of some fantastic walkways and bridlepaths alongside the River Wear as well as the nearby woodland trust and of course the local pub at the Honest Lawyer. All this and only 2 miles to the south of the historic centre of Durham City with its world heritage castle and cathedral complex as well as its eclectic mix of shopping, restaurants, bars and leisure facilities. It's hard to believe that such a location exists with ease of access around the area via the nearby A167 as well as the park and ride facility at St Oswald's and the well-respected schools at both Johnston, Durham High School for Girls and Durham School.

#### VIEWINGS (PARAGRAPH)

VIA:- Robinsons Wynyard

TEL:- 01740 645444

EMAIL:- [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)

# Barnsett Grange

Approximate Gross Internal Area  
2375 sq ft - 221 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. 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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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