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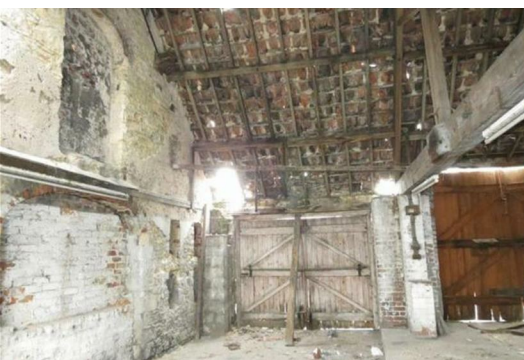
Cotsford Grange Farm Barn

Horden, Peterlee, SR8 4TB

Asking Price £150,000



RARE DISTINCTIVE STONE BARN CONVERSION ... A spectacular opportunity has become available to acquire a partly developed Grade 2 listed stone barn, offering outstanding authentic characteristics including rustic timber beams and exposed stone masonry. The stone barn has been granted planning permission to convert into a four bedroom detached stone barn conversion (application number DM/21/02076/LB), the designs also include wonderful gardens and courtyards. The property is located within approximately 15 miles of Durham City, in reach of the scenic Heritage Coastline and the new Horden railway station which interlinks the area with all major conurbations - further information can be obtained on the Durham County Council website. Please contact your local Hunters office located within The Castle Dene Shopping Centre in Peterlee for further information and viewings.



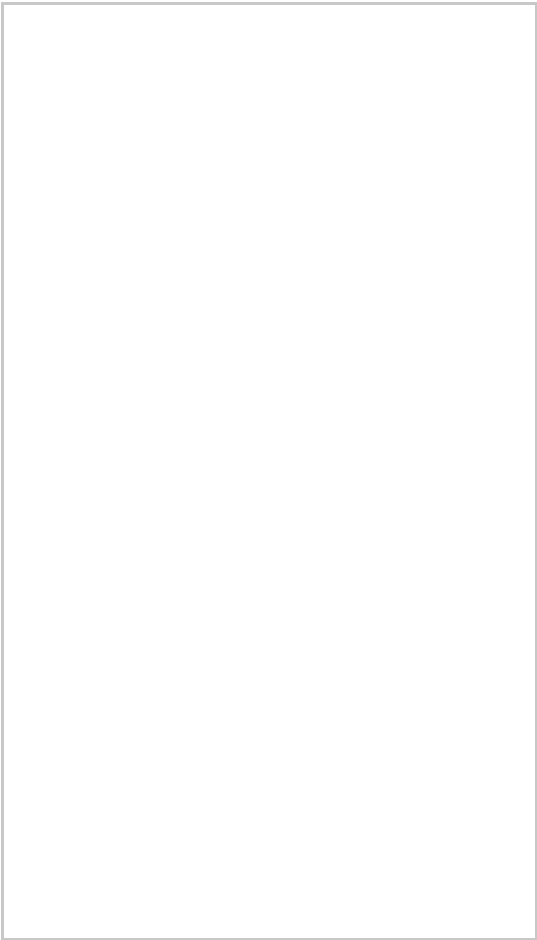
Agents Notes

Cotsford Grange Farm which is Grade II listed and over 100 years old, offers a unique and rare opportunity for prospective purchasers to acquire an historic barn and convert it into an exclusive four bedroom residence encompassing eye watering traditional features from exposed timber beams, impressive vaulted ceilings, stone masonry and authentic courtyards. Initial planning permission and Listed buildings consent was granted to convert the barns into two distinct residences in 2009 then subsequently consent was granted in 2023 (application number DM/21/02076/LB) to have the barns altered into one exclusive four bedroom detached residence. The aforementioned planning application provides an abundance of information and drawings associated with the barn conversion. Partial refurbishment works have been undertaken at the Barn to include most underpinning and a considerable installation of first floor joist flooring and remedial finishes. We have been advised that reclaimed materials and timbers together with the scaffolding and use of the caravan at the site will be made available to the fortunate new owners upon separate negotiation. Internal images of the Barn had been taken before certain refurbishment works had been undertaken and their presentation are to provide interested parties with an understanding of the works that have been done already to emphasise the unique characteristics associated with the historic building upon their viewing. Any information relating to the planning permissions should be directed to the Durham County Council Planning Department and any requests for viewings can be made with our Hunters office situated in the Peterlee Castle Dene Shopping Centre.

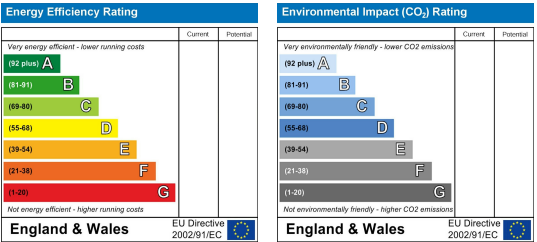
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.