

HUNTERS®

HERE TO GET *you* THERE



Morley

Cockfield, Bishop Auckland, DL13 5BB

Offers Over £220,000



Three bedroomed, stone built cottage offered for sale with no onward chain. Perfectly positioned in Morley, a quiet rural Hamlet of only a few houses close to the small sought after village Hamsterley. The property is set only approximately 2.5 miles from Hamsterley, on the edge of the North Pennines Area of Outstanding Natural Beauty. Close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland and Barnard Castle are both only a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools. This property is approx. 3.4 miles from the ever expanding Tindale Retail Park which boasts a large array of supermarkets, popular high street stores, restaurants and the new cinema/bowling and shopping complex.

In brief the property comprises; an entrance hall leading through into open plan living room/kitchen, separate dining room, bathroom and bedroom to the ground floor. The first floor contains two large double bedrooms. Externally, the property is set within a highly rural location with surrounding gardens. The gated driveway leads to the rear of the property where there is a large lawned garden offering panoramic views over the stunning countryside landscape along with a wildlife pond, mature trees, plants and bushes and walled perimeter to the front.



Living Room/Kitchen 17'3" x 16'11" (5.27m x 5.18m)
Spacious living area providing ample space for furniture with neutral decor, feature fire surround and dual aspect windows allow lots of natural light. The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and a sink/drain unit. Space is available for free standing kitchen appliances.

Dining Room 12'7" x 9'2" (3.85m x 2.8m)
The dining room allows space for a table and chairs, further furniture and stairs ascend to the first floor landing.

Shower Room 7'6" x 5'9" (2.3m x 1.77m)
The shower room contains a large corner shower cubicle, WC and wash hand basin.

Bedroom Three 11'5" x 10'9" (3.5m x 3.28m)
The third bedroom is located on the ground floor, providing ample space for a double bed along with further furniture and window to the rear overlooking the garden.

Master Bedroom 14'5" x 9'10" (4.4m x 3.0m)
The master bedroom is a generous double bedroom providing space for a king sized bed, further furniture and large window providing lots of natural light.

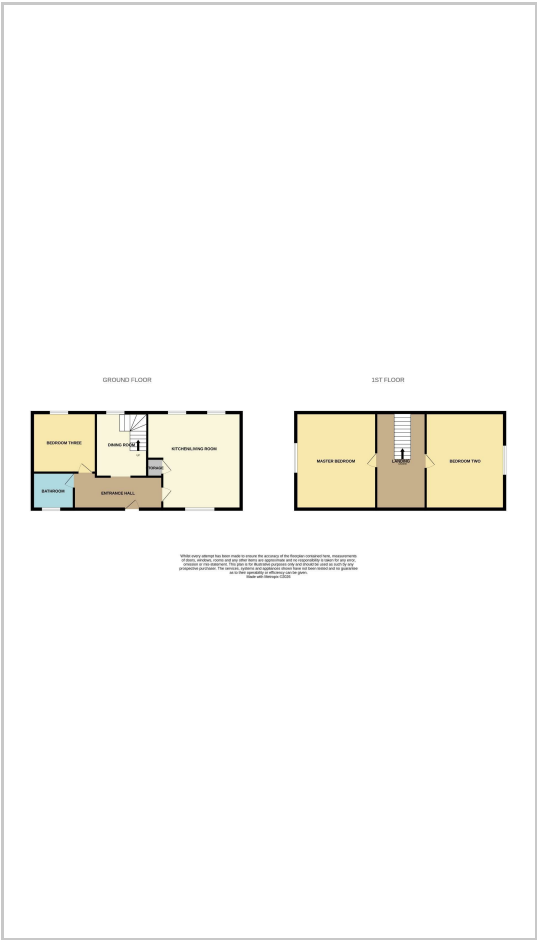
Bedroom Two 14'5" x 9'10" (4.4m x 3.0m)
The second bedroom is again a large double bedroom with window to the side elevation.

External
Externally, the property is set within a highly rural location with surrounding gardens. The gated driveway leads to the rear of the property where there is a large lawned garden offering panoramic views over the stunning countryside landscape along with a wildlife pond, mature trees, plants and bushes and walled perimeter to the front.

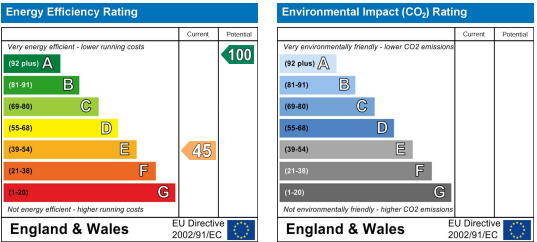
Area Map



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.