



Lanehead, Bishop Auckland

DL13 1AJ

Price £260,000



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Lanehead, Bishop Auckland

DESCRIPTION

Rare opportunity to purchase this stunning two bedroom cottage with land and no onward chain. The grazing land to the rear stretches approx. 1.37 acres and is split into two paddocks, perfect for equestrian use or a smallholding. This rural property is set within the picturesque hamlet Lanehead, in Upper Weardale, surrounded by miles of farmers fields and countryside providing uninterrupted idyllic views. This property has the potential to be a generous family home or could be used as a holiday let/investment opportunity.

The neighbouring village Cowshill has a village hall and popular public house whilst nearby Wearhead provides access to a local primary school and Wolsingham for secondary schooling. Further local facilities are available in the nearby villages whilst the larger towns Barnard Castle and Bishop Auckland are an approx. 40 min drive and provide a wider range of amenities including supermarkets, a hospital, retail stores, high street shops, leisure facilities and restaurants.

In brief the property comprises; a living room, dining room, conservatory, kitchen and utility room to the ground floor. The first floor contains the master bedroom, second bedroom and bathroom. Externally the property has a gravel driveway providing off street parking for two cars as well as lawned garden to the rear. The property also benefits from approximately 1.37 acres of land.



ROOMS

Living Room 14'6" x 12'11"

Spacious living room providing ample space for furniture, space for an electric fire, feature stone built fire surround with window to the rear elevation.

Dining Room 14'9" x 13'1"

The second reception room is another great size with ample space for a dining table and chairs, further furniture and window to the rear elevation.

Conservatory 26'2" x 9'2"

The conservatory is a great addition to the property, providing a further seating area overlooking the garden enjoying uninterrupted countryside views.

Kitchen 13'3" x 9'6"

The kitchen is fitted with a range of solid wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainage. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Utility Room 10'5" x 9'6"

The utility room provides further storage space along with room for further free standing appliances.

Master Bedroom 14'6" x 10'5"

The master bedroom provides space for a king sized bed, benefiting from built in wardrobes and window to the rear elevation.

Bedroom Two 14'9" x 10'2"

The second bedroom is another good size double bedroom.

Bathroom 6'10" x 6'2"

The bathroom contains a single shower cubicle, WC and wash hand basin.

External

Externally the property has a gravel driveway providing off street parking for two cars as well as lawned garden to the rear.

Land

The grazing land to the rear stretches approx. 1.37 acres, perfect for equestrian use or a smallholding.



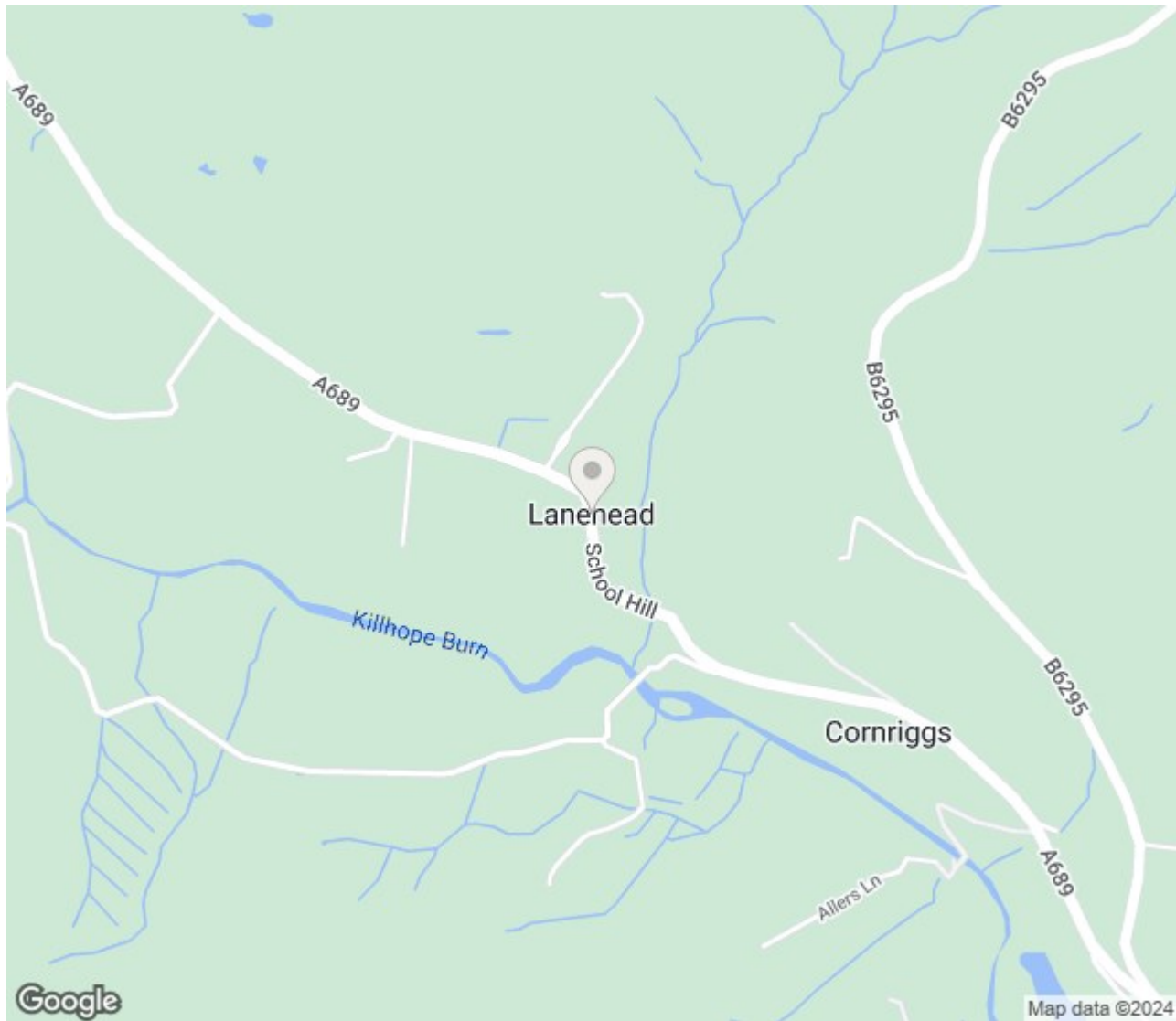
GROUND FLOOR



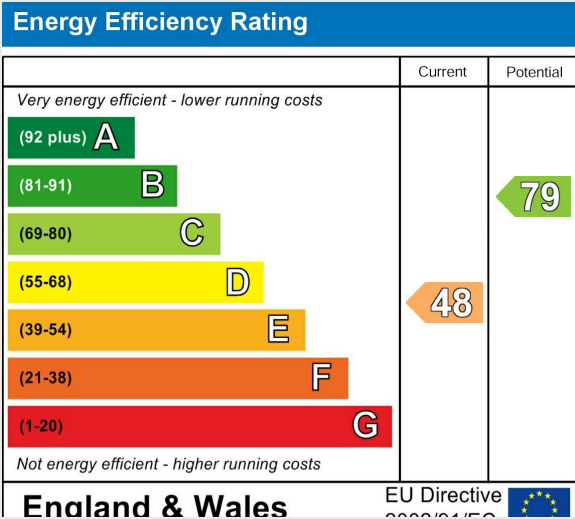
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147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582 | bishopauckland@hunters.com







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