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Esperley Lane Cockfield, Bishop Auckland, DL13 5AN

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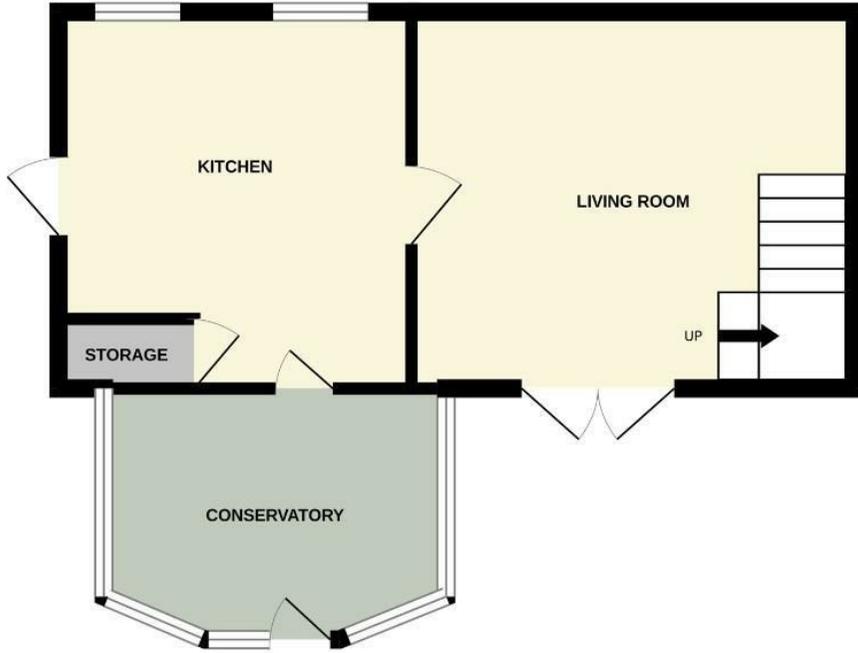
Price £135,000

Charming two bedroomed end of terrace cottage situated on Esperley Lane. The property benefits from a large garden with garage and storage sheds, gated double driveway and spacious rooms throughout. Located within the rural village of Cockfield, the property has access to a range of local amenities including cafes, convenience stores, schools and local shops. Further afield towns such as Bishop Auckland and Barnard Castle are easily accessed via the A688 and public bus services available in the village. These towns each provide further amenities including supermarkets, high street shops, retail stores and food outlets, while the ever-expanding Tindale Retail Park has the newly opened shopping complex.

In brief, the property comprises; the spacious living room, kitchen and conservatory to the ground floor while the first floor hosts the two double bedrooms and family bathroom. Externally, there is a large gated driveway to the front offering ample off street parking along with the walled garden featuring paved areas ideal for outdoor furniture, artificial lawn and perimeter borders with an array of well established plants and trees. Over the side lane, there is an additional gated stable yard with multiple storage sheds and single garage which could be developed upon as a building plot subject to relevant planning consents.

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GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### Living Room

15'11" x 15'10"

Bright and spacious living room offering ample room for furniture with original feature fire surround and fitted storage cupboards with French doors leading into the garden.

### Kitchen

14'8" 9'8"

The kitchen is fitted with a range of wooden wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain. Space is available for free standing appliances and dual windows to the side elevation allow lots of natural light.

### Conservatory

10'11" x 8'2"

Located to the front of the property, the conservatory provides a great additional reception area with panoramic windows showcasing the picturesque country views.

### Master Bedroom

12'7" x 9'4"

Generously sized master bedroom with ample space for a king-sized bed and further furniture, neutral decor and large window to the front elevation.

### Bedroom Two

9'8" x 7'6"

A second large double bedroom with window to the front elevation.

### Bathroom

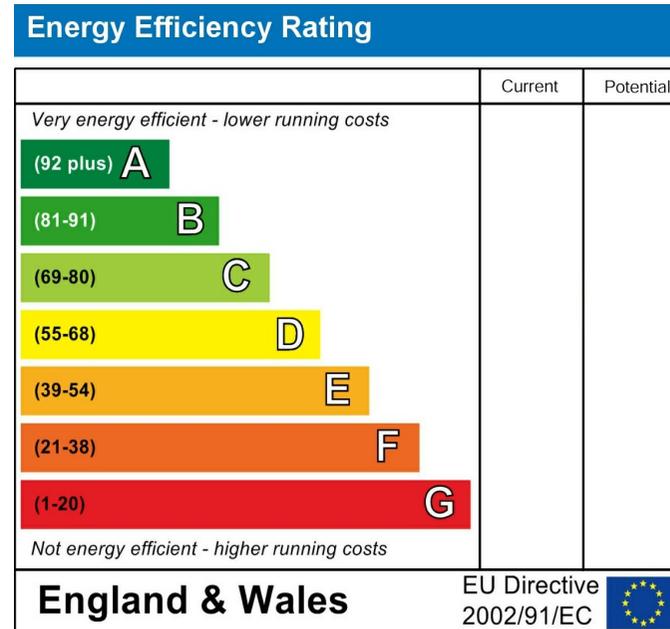
9'8" x 7'4"

The family bathroom is fitted with a corner bath, wash

hand basin and WC with frosted window to the rear elevation.

### External

Externally, there is a large gated driveway to the front offering ample off street parking along with the walled garden featuring paved areas ideal for outdoor furniture, artificial lawn and perimeter borders with an array of well established plants and trees. Over the side lane, there is an additional gated stable yard with multiple storage sheds and single garage which could be developed upon as a building plot subject to relevant planning consents.



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. 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.







