

High Lands

Cockfield DL13 5AR

£145,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

High Lands

Cockfield DL13 5AR



- Two Bedroom Terraced Home
- EPC Grade E
- Large Garage With Electric
- Views Both Front & Rear
- Kitchen & Utility Room
- Driveway
- Small Village Location
- Ground Floor Bathroom
- Lengthy Rear Garden

Sat in the quaint village of Cockfield, this delightful two bedroom stone-fronted terraced cottage is the perfect blend of period charm and modern convenience. Presented in good condition throughout, the home offers a warm and inviting ambience—ideal for first-time buyers, couples or those seeking a peaceful rural retreat.

Step into a spacious lounge, perfect for relaxing evenings, and discover a well-appointed kitchen with an adjoining utility room for added practicality. The ground floor bathroom provides convenience and is finished to a high standard. Upstairs, two generous double bedrooms await, each one filled with light and boasting lovely views to both the front and rear of the property.

Notable features include a state-of-the-art heat source air pump for efficient, eco-friendly heating, and compelling countryside views which can be enjoyed from several vantage points. Outside, a lengthy rear garden offers ample space for gardening enthusiasts or summertime entertaining.

To the rear practicalities are well catered for with a private drive and a garage featuring an electric door, internal power, and even a classic car pit—ideal for the hobbyist or those needing extra storage.

Set in the picturesque village of Cockfield, residents enjoy the tranquillity of a classic rural community with the convenience of local amenities including a village shop, a cosy pub, and scenic walking trails. Just a short drive brings you to the historic market town of Bishop Auckland with its leisure facilities, shopping and vibrant local events.

Properties of this calibre are rarely available in Cockfield. Arrange your viewing today and see first-hand what makes this charming cottage so special.

GROUND FLOOR

Entrance Hallway
Via upvc door and stairs rising to first floor.

Lounge
17'2" x 14'10" (5.242 x 4.525)
With feature fireplace housing a log burning stove, central heating radiator , under stairs storage cupboard and upvc double glazed window to front.

Kitchen
11'8" x 8'2" (3.558 x 2.494)
Fitted with wall and base units having contrasting work surfaces over, central heating radiator, breakfast bar and upvc double glazed window to rear.

Utility Room
7'10" x 7'2" (2.400 x 2.200)
Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit, plumbing for washing machine, window and rear entrance door.

Ground Floor Bathroom/WC
Fitted with a panelled bath having hand held shower and screen over, w/c wash hand basin , central heating radiator and upvc double glazed window to rear.

FIRST FLOOR

Landing
Connecting bedroom one and bedroom two

Bedroom One
12'6" x 10'3" (3.828 x 3.147)
Having central heating radiator and upvc double glazed window to front.

Bedroom Two
12'1" x 9'10" (3.700 x 3.000)
With fitted wardrobes, central heating radiator and upvc double glazed window to rear.

Rear Yard
Enclosed rear yard housing the heat source air pump, outside water tap and coalhouse.

Garage
A lengthy garage having roller shutter electric door, car pit and workshop.

Garden
Over the service lane is a lengthy garden with patio area behind the garage , large lawned area and to the top end are a series of dog pens and shed.

Energy performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2297-9690-2396-7861

EPC Grade E

Other General Information
Tenure: Freehold
Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed Ultrafast 1800 Mbps 220 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A Annual price: £1,726.37 (Maximum 2026)
Energy Performance Certificate Grade tbc
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com