

FELL COTTAGE

Romaldkirk, County Durham DL12 9DZ

GSC GRAYS

PROPERTY • ESTATES • LAND

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Fell Cottage is an impeccable example of modernised country living in the picturesque and highly sought after Teesdale village of Romaldkirk. The cottage is equipped with three bedrooms, a family bathroom, separate kitchen, living areas, and a private rear courtyard.

Barnard Castle 6 miles. A66 8 miles. Richmond 20 miles. Scotch Corner 20 miles. Darlington 22 miles. East Coast Railway Station - London 2 1/2 hours, Durham Tees Valley Airport 25 minutes, Newcastle Airport 45 mins. (all distances are approximate). Romaldkirk is a former estate village lying about 6 miles upstream on the River Tees from the market town of Barnard Castle. Romaldkirk is an extremely active village. As a resident you will be given a key to the Parish rooms which provides activities such as snooker and badminton. The village has a fete and Woodridge House is within 300 yards of the renowned Rose and Crown Inn. Shopping - Local Market towns of Barnard Castle, Richmond and Darlington. Larger centres at Teesside and the Metro Centre, Newcastle. Schools - The area is well served by good State and Independent Schools. Comprehensive school: Barnard Castle. Private Schools: Barnard Castle, Yarm School and Teesside High. Racing - Catterick, Sedgefield, Ripon, Thirsk and Newcastle.

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Ground Floor

The airy entrance porch separates the internal and external doors, with a stone archway leading through to the cosy living room, boasting a floor-to-ceiling stone fireplace alongside original wooden beams across the ceiling. The tucked away alcove offers a further space potentially for a reading nook. Towards the rear of the property, the recently modernised kitchen comprises integrated appliances such as a tall fridge/freezer, a large Belfast sink, induction hob and spotlight light fittings. A focal point of the kitchen is a large breakfast bar, perfect for entertaining or adding additional worktop space. The rear courtyard is accessible through the kitchen.

First Floor

A bright and inviting first floor landing area provides access to all three bedrooms and the family bathroom. The hallway has been recently fitted with spotlights, matching the kitchen. All three bedrooms are light and airy with new plush carpets and pristine decoration, and the three-piece family bathroom includes a bath with overhead shower, WC, and wash basin.

Externally

Externally, a walled front garden comprises a grassed area and flower beds. At the rear of the cottage is a quaint, south-facing courtyard, a real suntrap in the height of summer. The cottage offers on-street parking.

Agents Note

The property is Grade II Listed. For further information, please contact GSC Grays.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded C.

Particulars

Particulars updated August 2026
Photographs taken August 2026.

Services and Other Information

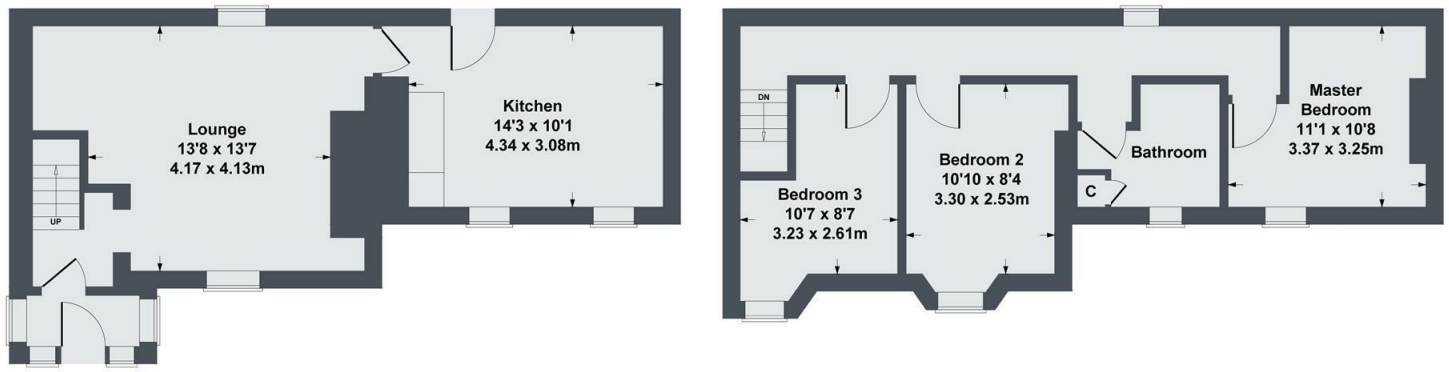
Mains electricity, drainage, and water are connected. Electric central heating.





Fell Cottage

Approximate Gross Internal Area
915 sq ft - 85 sq m

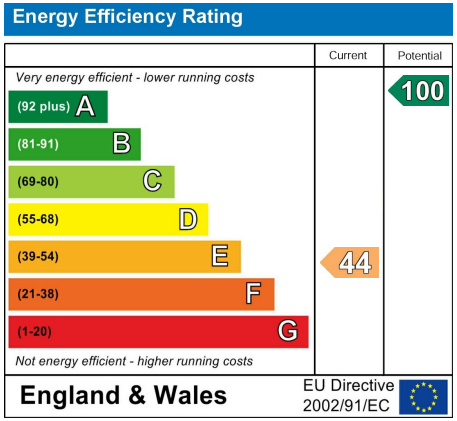


GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024





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6. Please discuss with us any aspects that are important to you prior to travelling to the property.