



To buy

3 bed cottage to buy in DL12

Newbiggin, Newbiggin, Barnard Castle,
Durham, DL12 0TY

£265,000

 x 3  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Private Of Road Parking
- ✓ Rural Countryside Location
- ✓ Stunning Views
- ✓ Three Bedrooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Oil

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are proud to present Fair View, a stunning three-bedroom stone-built cottage, beautifully positioned within the picturesque rural hamlet of Newbiggin. Recently renovated and modernised, the property seamlessly blends contemporary comfort with retained period charm and is offered with no upper chain.

Upon entering, the welcoming living/dining room forms the heart of the home, effortlessly combining character and practicality. Natural light floods the space through two generous windows and a glazed stable-style door, which also provides direct garden access. A striking stone fireplace with inset wood-burning stove creates a captivating focal point, framed by exposed stonework that enhances the cottage's authentic appeal. Slate flooring and neutral décor further complement the bright yet cosy atmosphere, while the open-plan proportions allow for flexible living and dining arrangements.

The galley kitchen is thoughtfully designed to maximise space and efficiency. Dual-aspect windows invite in natural light, while a range of contemporary dark-toned wall and base units offer excellent storage. Speckled worktops provide ample preparation space and contrast beautifully with the cabinetry. Finished with tiled flooring and ceiling spotlights, the kitchen delivers both functionality and modern styling.

To the first floor are three bedrooms, continuing the home's warm and traditional feel with limestone-toned walls and wooden flooring. The principal bedroom features an exposed brick fireplace with timber mantle, adding period character and charm. Bedrooms one and two are comfortable doubles enjoying large front-facing windows with superb countryside views, while bedroom three is a well-proportioned single overlooking the rear.

The family bathroom is well presented with a modern white suite comprising a panelled bath with shower over, WC and wash hand basin. Clean wall panels create a fresh finish, complemented by a low-level rear window allowing for natural light.

Externally, traditional dry-stone walls enclose a low-maintenance courtyard, ideal for outdoor seating and entertaining. Stone steps and paved pathways provide practical access and flow, while the generous garden offers exceptional versatility for landscaping, vegetable plots or relaxed seating areas. Mature trees and established hedging create a peaceful setting, enhanced by far-reaching views across open fields. Roadside access is via stone steps leading down to the property.

A gravelled driveway provides a single parking space for the property (with shared resident parking spaces along the lane), with stone boundary walls adding both character and definition.

Situated in Newbiggin, DL12 0TY, the property enjoys an enviable setting within scenic Teesdale, on the edge of the North Pennines. The area is renowned for its outstanding walking routes and outdoor pursuits, with nearby attractions including High Force.

The A66 is easily accessible, providing links to Penrith and the A1(M) corridor, with onward connections to the M6. The nearby market town of Barnard Castle offers a range of everyday amenities, while Darlington and Durham are within comfortable commuting distance.

Early viewing is highly recommended. Contact Pattinson today to arrange your appointment or to request further information.

Council Tax Band: C

Tenure: Freehold

Price: £265,000

Property Type: Cottage

Parking: Allocated

Heating: Oil

External



Living Room

6.05m x 4.17m (19'10" x 13'8")



Kitchen

6.17m x 1.66m (20'2" x 5'5")



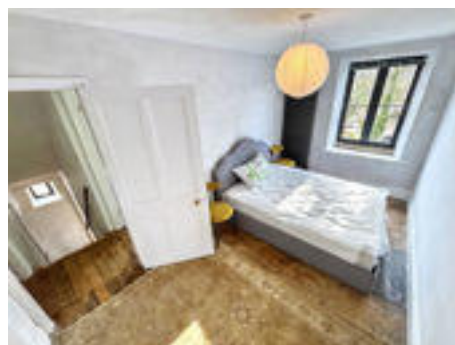
Bedroom 1

3.92m x 3.52m (12'10" x 11'6")



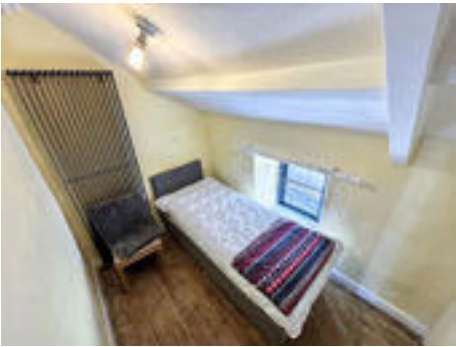
Bedroom 2

2.40m x 4.44m (7'10" x 14'6")



Bedroom 3

2.54m x 1.73m (8'4" x 5'8")



Bathroom

2.67m x 1.79m (8'9" x 5'10")



Parking



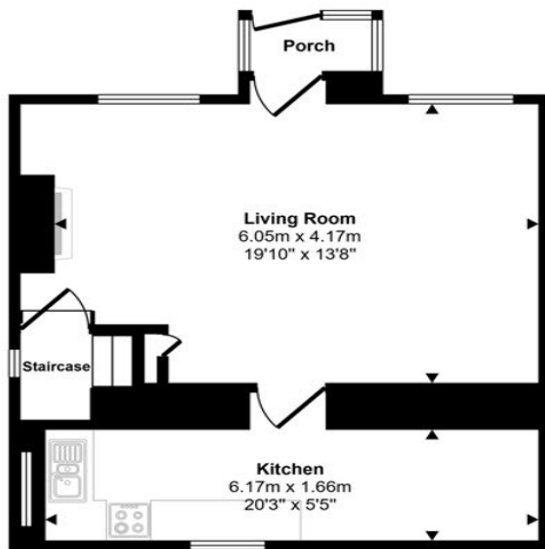
External 1



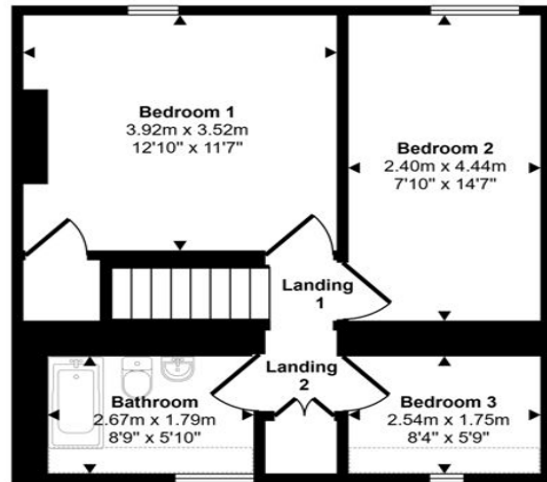
Plot



Approx Gross Internal Area
89 sq m / 955 sq ft



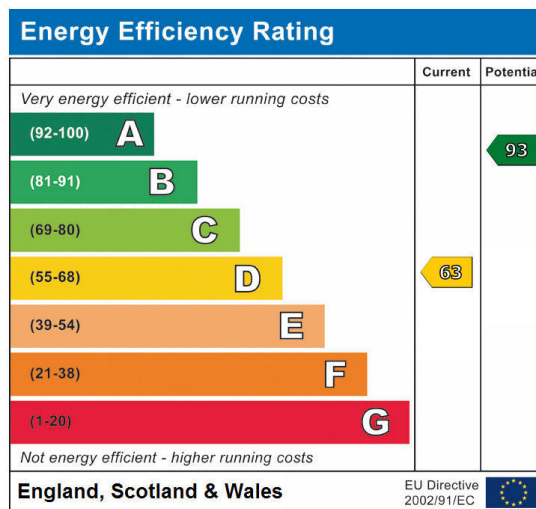
Ground Floor
Approx 44 sq m / 474 sq ft



First Floor
Approx 45 sq m / 482 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Newbiggin, Newbiggin, Barnard Castle, Durham, DL12 0TY

Contact your local branch today for more information on this property:

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

