



Widehope Cottage, Bildershaw, West Auckland, DL14 9PL
Guide Price £599,995

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Widehope Cottage is a spacious four-bedroom family home with approximately 6.21 acres (2.51 hectares) of land and stables set in a private yet easily accessible location.

- Detached stone built cottage
 - Three reception rooms
 - Four bedrooms
 - Garden to front and rear
 - Double garage and driveway
- Adjoining 0.79 acre (0.31 hectare) paddock and woodland with stable block
 - Further 5.42 acre (2.19 hectare) field close by
 - Energy Performance Rating F 31

LOCATION

Widehope Cottage is located in Bildershaw, a small village between West Auckland and Darlington on the A68. The village is generally considered to be an agricultural village and has local schools, shopping and recreational facilities at nearby the nearby towns and villages of Heighington, West Auckland and Bishop Auckland.

For the commuter, the A1(M) is less than 10 minutes away from the property and train stations can be found at Bishop Auckland and Darlington, with international airports at Teesside and Newcastle.

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DESCRIPTION

Upon entering Widehope Cottage into the entrance hallway, doors radiate to the ground floor living accommodation and stairs rise to the first floor. A large spacious living room lies to the front of the property having windows to front and a feature fireplace with multifuel stove and stone hearth. The room also has space for a large dining table and chairs making it a great space for entertaining guests. A door provides access to the front porch and a separate part glazed door opens to a second living room with a window to the front of the property and a gas real flame effect fire. A door opens from the second living room to a separate dining room with views over the rear garden. There is a stable style door providing access to the side of the property. From the dining room a doorway leads to the kitchen. The kitchen is fitted with navy blue wall and base units with voids for an American style fridge freezer and cooker and there is undercounter space for washing machine and dishwasher. The walls units have under lighting bringing additional warmth to the room. A

door from the kitchen brings you back to the entrance hallway.

To the first floor there are three good sized double bedrooms, all enjoying views over the gardens and a fourth single bedroom which is currently used as a home office. There is a family bathroom with freestanding bath, double shower, WC and wash hand basin sat within a vanity unit.

Externally the property has a lawned garden to the front with mature shrubbery and to the rear there is a double garage and storage shed that adjoins the property and a rear garden laid to lawn with mature trees and shrubs.

THE LAND

From the rear garden, a personnel gate opens to the 0.56 acre (0.22 hectare) paddock with stable block. There is an additional area of woodland on the northern boundary of the paddock.

A separate parcel of 5.42 acres (2.19 hectares) of grassland lies a short distance away on the other side of the A68 to the property having good roadside



access. The land would be suitable for grazing and cutting for hay/silage.

SERVICES

It is understood the property has mains water and electricity, private drainage via a septic tank and the heating is via Calor gas.

COUNCIL TAX BAND

Durham County Council Tax Band E.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating F 31.

MATERIAL INFORMATION

It is understood the property is able to get a standard broadband connection and generally good mobile phone coverage.

TENURE

We are informed by the current vendors that the property is held freehold.

COSTS

Each party is to bear their own costs.



METHOD OF SALE

The property is offered for sale as a whole by private treaty.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000



NOTES

Particulars prepared – February 2024

Photographs taken – February/June 2024

LAND REGISTRY

The property is held on two titles, DU169815 and DU194229.

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.



Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or generally amend the particulars or method of sale.

The property is sold subject to reserve(s) Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



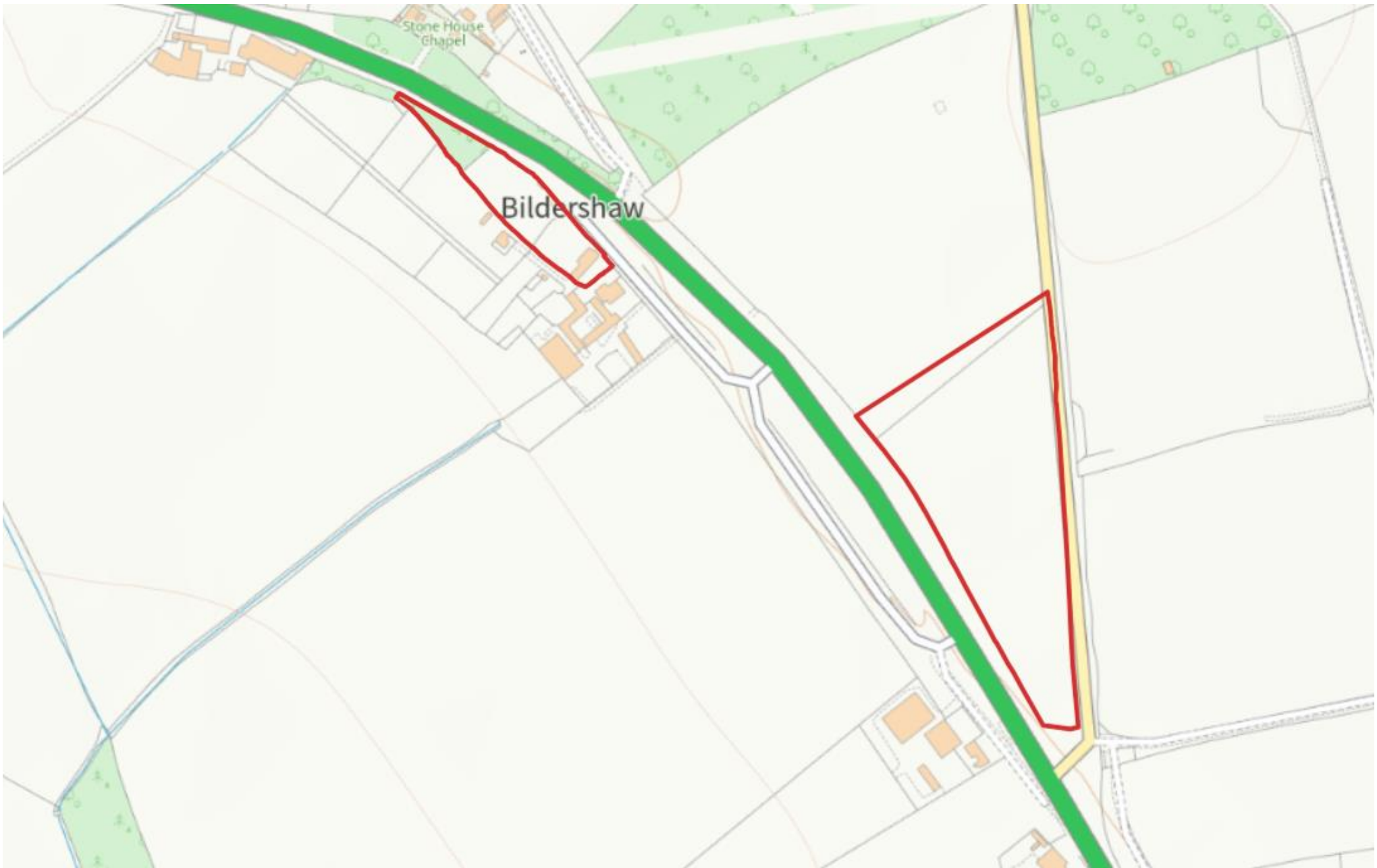


Widehope Cottage Bildershaw



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	31 F	
1-20	G		

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 or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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