



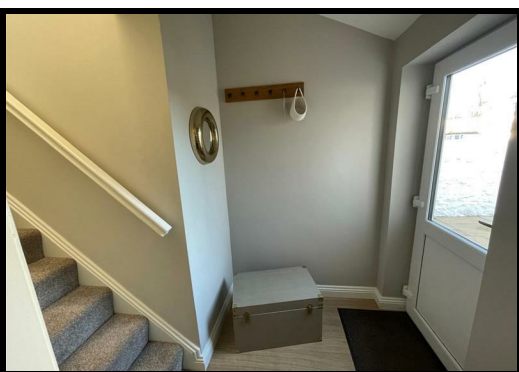
## 20 The Green, Piercebridge Asking Price £365,000

Situated on The Green within the charming village of Piercebridge, A delightful opportunity has arisen to acquire a beautifully designed cottage that exudes character and warmth. This stunning property boasts a generous living space making it an ideal home for families or those seeking a peaceful retreat.

Upon entering the property, there is an entrance porch way. The spacious living room is beautifully presented and is perfect for both relaxation and entertaining. There is a modern and most contemporary kitchen. The cottage features three well-appointed bedrooms, providing ample space for rest and privacy. The two modern bathrooms are tastefully designed, ensuring comfort and convenience for all residents.

What truly sets this property apart is its exquisite interior design, which harmoniously blends traditional charm with contemporary elegance. Every corner of the home has been thoughtfully curated, creating an inviting atmosphere that is sure to impress.

Offered for sale with no onward chain, this cottage presents a rare opportunity for a seamless transition into your new home. Whether you are looking to settle down in a picturesque village or seeking a weekend getaway, this property is a must-see. We welcome viewings at the earliest opportunity to avoid disappointment.



# 20 The Green, Piercebridge

## General Remarks

Offered For Sale with NO ONWARD CHAIN

An outstanding opportunity has arisen to acquire a three bedroom cottage occupying a most pleasing position on The Green within the picturesque village of Piercebridge

Simply stunning and offering fine interior design

Oil fired central heating

UPVC double glazed windows throughout

We welcome viewings at the earliest opportunity to avoid disappointment

## Location

Piercebridge is one of the most sought after villages in the district with a delightful village green. Piercebridge lies on a particularly attractive stretch of the River Tees. The village offers a range of amenities including a superb farm shop and tea room. There is a separate butchers shop which sells organic produce and a Post Office. There is also a mobile dry cleaning/laundry service. The nearest doctors surgery is in Gainford. The nearest dentists surgery is in Darlington or Barnard Castle. The village is home to The George Hotel which is a traditional coaching inn and The Fox Hole public house and restaurant. The surrounding countryside is perfect for outdoor enthusiasts as the property is well located for walking on the Teesdale Way, cycling and horse riding with quiet country lanes and beautiful scenery. The nearby market towns of Barnard Castle and Darlington offer a wider range of facilities including shops, bars, restaurants and leisure facilities. For schooling there is a primary school at High Coniscliffe, while secondary schooling is available at Staindrop and Darlington. The prestigious Barnard Castle School is close by providing private education. For the commuter the A66 and A1(M) provide excellent road links throughout the region. The railway station at Darlington provides main line services and both Newcastle and Teesside Airports are easily accessible.

## Entrance Porch Way

The property is entered through a composite door leading into a welcoming entrance porch way. The porch way is tastefully decorated in neutral tones and benefits from windows overlooking either side of the property.

## Living Room / Dining Room

The beautifully presented living room is tastefully decorated in neutral tones. Warmed by two central heating radiators and benefiting from a fire place with a tiled hearth and a log burning stove and an under stairs cupboard providing useful storage. There is ample room for a dining table.

## Dining Room / Bedroom

A versatile room which could be used as either a dining room or a third bedroom. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from UPVC double glazed French doors which lead out to the rear garden.

## Kitchen

The simply stunning kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless, steel sink and drainer. The kitchen benefits from laminated flooring, a

UPVC double glazed window, plumbing for an automatic washing machine and a number of integrated appliances including a fridge / freezer, an electric oven, a microwave and an electric hob with an overhead extractor hood.

## Bedroom Two

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## Rear Passage Way

A rear passage way warmed by a central heating radiator, tastefully decorated and benefiting from laminated flooring. A UPVC double glazed door leads out to the rear garden.

## Bathroom

The bathroom is warmed by a central heating radiator, has vinyl flooring, partially tiled walls, a UPVC double glazed window overlooking the side elevation of the property and is fitted with a modern suite comprising of a panelled bath, a wash hand basin inset into a vanity unit, a shower cubicle with shower and a low level WC.

## First Floor

A staircase leads to the first floor where there is a master bedroom and an en suite shower room.

## Principal Bedroom

The principal bedroom is tastefully decorated in neutral tones, warmed by a central heating radiator and benefits from two velux windows and an adjoining en suite shower room.

## En Suite Shower Room

The en suite shower room has laminated flooring, a velux window and is fitted with a modern, contemporary suite comprising of a shower cubicle with a shower, a wash hand basin, a low, level WC and a towel radiator.

## Externally

Externally to the front of the property there is a garden which is laid to lawn. To the rear of the property there is a garden, flagged with Indian stone for low maintenance, off road car parking and a double garage with an electric roller door and a side door. There is a lane at the side of the house which gives access to the garage. There is also a gravelled area of land adjacent to the garage which houses the oil tank.

