



Stone Garth, Copley Bent Butterknowle, Bishop Auckland DL13 5QR

- **3 Bedroom Detached Bungalow**
- **Garage and Driveway**
- **IDEAL FOR EQUESTRIAN RELATED PURSUITS**
- **2.9 Hectares (7.1 Acres) Of Pastureland**
- **4 Bay Agricultural/Workshop Building**
- **No Onward Chain**

Offers In The Region Of £525,000

Stone Garth, Copley Bent

A rare opportunity has arisen to purchase 'Stone Garth' a detached stone built Bungalow, situated within a much sought after rural setting, close to the North Pennines. Copley Bent lies conveniently between the villages of Copley and Butterknowle, enjoying all amenities.

The market towns of Bishop Auckland and Barnard Castle are within easy reach, both offering a range of schools, shopping and recreational facilities.

There are many public footpaths, both in the immediate area and surrounding countryside of Teesdale and nearby Weardale, making this a popular destination for walkers, being an Area of Outstanding Natural Beauty.

The Woodland-Gaunless Valley Heritage Walk starts in Copley passing the former mine buildings, the mine manager's house and the lead smelt chimney, now a listed building.

For the commuter, the A688 and A68 are a short drive away, leading to the A1(M) for travel both North and South. There is also an extensive public transport system throughout the villages allowing access to the neighbouring towns.

The bungalow is warmed via Oil Fired Central Heating, benefits from uPVC Double Glazing and was recently wired for Super Fast Fibre Broadband.

The internal layout briefly comprises, Entrance Conservatory, Central Hallway, a dual aspect Lounge/Diner, Fitted Kitchen, Rear Porch, Three Double Bedrooms and a Family Shower Room/Wc.

Externally to the front of the property there is a wall enclosed garden and a block paved driveway, providing added off road parking, leading to an attached Garage. To the rear, an enclosed low maintenance courtyard, overlooking approximately 2.9 hectares of fence enclosed pastureland with a four bay agricultural/workshop building and a hard standing compound area, with direct access from roadside.

In our opinion this property, which is offered for sale with no onward chain, should prove of great interest to a variety of purchasers and be an ideal opportunity for all equestrian related pursuits, therefore an early viewing is highly recommended.

Conservatory: **17'04 x 9'07 (5.28m x 2.92m)**

Of dwarf wall construction with uPVC double glazing and glass roof, the conservatory offers views across the garden and the open countryside beyond.

Electric ceiling fan, two wall light points, central heating radiator, laminate flooring, door to the side elevation and French doors opening to the garden. Timber obscure glazed door to hallway.



Hallway

Cornice to ceiling, two radiators and loft hatch. The loft is accessible via a pull down ladder and is partly boarded.

Doors to:

Lounge Diner:

21'0 max x 12'09 (6.04m x 3.89m)

A spacious room with double glazed windows to both front (conservatory) and rear elevations, allowing lots of natural light to flood through. Cornice to ceiling, timber fire surround housing multi fuel stove, two wall light points and radiator.



The dining area provides ample space for family dining and entertaining.

Kitchen:

12'05 x 12'04 (3.78m x 3.76m)

Part tiled kitchen fitted with a range of base and wall units with laminated work surfaces. Integrated electric hob with extractor hood and double eye level electric oven. Inset one and a half bowl sink unit, space and plumbing for automatic washing machine. A walk in cupboard with shelving, provides added storage facilities.

Cornice to ceiling, recessed spotlights, radiator, double glazed window and external door opening to rear porch.



Rear Porch:

13'01 x 4'11 (3.99m x 1.50m)

Offering far reaching open views across the surrounding countryside. Floor standing oil central heating boiler.



Bedroom One:**11'05 x 9'06 (3.48m x 2.90m)**

Double bedroom situated to the front of the bungalow. Cornice to ceiling and fitted wardrobes with overhead storage units.

**Bedroom Two:****11'06 x 9'02 (3.51m x 2.79m)**

Situated to the rear of the house, again offering open views. Cornice, fitted wardrobes and radiator.

**Bedroom Three: 9'0 x 8'10 (2.74m x 2.69m)**

Ample sized third bedroom with cornice to ceiling, double glazed window to the front elevation and radiator.

**Shower Room/Wc: 6'11 x 5'10 (2.11m x 1.78m)**

Part tiled shower room comprising, shower enclosure with electric body jet shower unit, back to wall w/c and wash hand basin inset to vanity unit. Cornice, ceiling mounted extractor fan, chrome towel radiator and obscure double glazed window.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Externally

Occupying a generous plot the bungalow sits within enclosed gardens. To the front, the garden is laid to lawn to lawn. A block paved driveway, provides added off road parking facilities.

To the rear, a low maintenance courtyard overlooking the fence enclosed pastureland.

The 2.9 hectares (7.1 acres) is split into two parcels, 1.32 and 1.58 respectively and has a natural water supply (BPS entitlements have been previously claimed and there are no public/private rights of way)

Workshop: 45'5 x 31'2 (13.85m x 9.51m)

Partitioned into two separate sections, each with external doors, power and lighting. A gated/fenced hard standing compound is accessible from the main road, via a share track with full right of way.

Garage: 15'05 x 8'02 (4.70m x 2.49m)

Remote controlled door, power and lighting.



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