



4 Station Terrace Ramshaw, Bishop Auckland DL14 0NH

- 2 Bedroom Mid Terrace
- Secluded Village Location
- RARE TO SALES MARKET
- Beautifully Appointed Throughout
- Retaining Many Original Features
- NO ONWARD CHAIN

Offers In The Region Of £119,995

4 Station Terrace

It is with great pleasure that Rea Estates offer to the sales market this delightful 2 Bed Mid Terraced Cottage, built in 1861 within a secluded location in the semi-rural village of Ramshaw.

The village is located within the Gaunless Valley between Bishop Auckland and Barnard Castle, both offering a comprehensive range of schools, shopping and recreational facilities. For the outdoor enthusiasts and ramblers, West Auckland and Spring Gardens Wetlands trail heads across the River Gaunless, following a mostly straight path through the open countryside, to Ramshaw and back (approx. 7.9km). The property is a credit to the current vendors, who have painstaking and sympathetically restored the cottage whilst retaining a wealth of original features.

The internal layout briefly comprises; Entrance Hall with staircase rising to the first floor, a well-proportioned Lounge and a refitted Kitchen Diner. To the first floor there are Two Bedrooms and refitted Shower Room/Wc.

Externally the property has an enclosed courtyard garden to the rear, boasting far reaching views across the surrounding countryside.

In our opinion this period cottage, which is offered for sale with no onward chain, offers country living within a convenient and accessible location and therefore an early viewing is highly recommended.

Lounge:

14'06 x 14'05 (4.42m x 4.39m)

A cosy room of generous proportions with original timber beams and wood panelling. Double glazed window to the rear elevation (benefitting from not being directly overlooked) walk in storage cupboard, electric eco panel radiator and a fabulous inglenook fireplace, which creates a stunning focal point. Doorway to kitchen diner.



Rear Entrance Hall

uPVC glazed entrance door opening to hallway with staircase rising to the first floor, beamed ceiling and door to lounge.



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.

Kitchen/Diner:**17'05 x 9'02 (5.31m x 2.79m)**

Fitted with a range of base, drawer and wall units, complementary Butcher Block work surfaces with inset sink unit and Pudim instant hot water tap. Integrated appliances to include fridge freezer, dishwasher, electric fan assisted oven, induction hob and pull out cooker hood. Concealed space and plumbing for washing machine and tumble drier (both of which will be included in the sale) Original timber ceiling beams, eco panel radiator, two double glazed windows and external door to the front elevation.



The dining area provides space for family dining and entertaining.

First Floor Landing

With access to loft space, original stained floorboards and doors to:

Master Bedroom:**17'06 max x 14'07 (5.33m x 4.45m)**

A double room of extremely generous proportions providing lots of space for a range of free standing bedroom furniture. Double glazed window to the front elevation with far reaching open views, feature cast iron fire surround and original stained floorboards.



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

Bedroom Two:

9'01 x 8'11 (2.77m x 2.72m)

Double glazed window to the rear elevation, again offering open views, eco panel radiator and original floorboards.



Family Bathroom

Comprising; quadrant seated shower enclosure with Mira electric unit, low level w/c and Moroccan ceramic countertop wash hand basin with Pudín instant hot water tap. Obscure double glazed window and eco panel radiator.



Externally

To the rear of the cottage there is an enclosed courtyard garden, which is paved for ease of maintenance, providing an ideal spot in which to sit and enjoy the open views.

4 Station Terrace



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.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk