



Nestled in the picturesque village of Hurworth, Pear Tree Cottage is a charming period home that beautifully combines character with modern living. This delightful property boasts a welcoming reception hallway that leads into a spacious living room, complete with a cosy log burner and elegant stripped and polished floorboards, creating a warm and inviting atmosphere.

The ground floor features a well-appointed fitted kitchen/diner, which includes a stylish island, perfect for both cooking and entertaining. Adjoining this space is a fully double-glazed conservatory, offering a bright and airy area to relax while enjoying views of the surrounding countryside. A convenient ground floor cloakroom with a WC adds to the practicality of this lovely home.

As you ascend to the first floor, you will find three generously sized bedrooms. The well-appointed bathroom is a standout feature, showcasing a luxurious free-standing bath, ideal for unwinding after a long day.

Externally, the property benefits from low-maintenance gardens, allowing you to enjoy the beauty of the outdoors without the burden of extensive upkeep. The surrounding fields and countryside provide a serene backdrop, making this home a perfect sanctuary for those seeking a tranquil lifestyle.





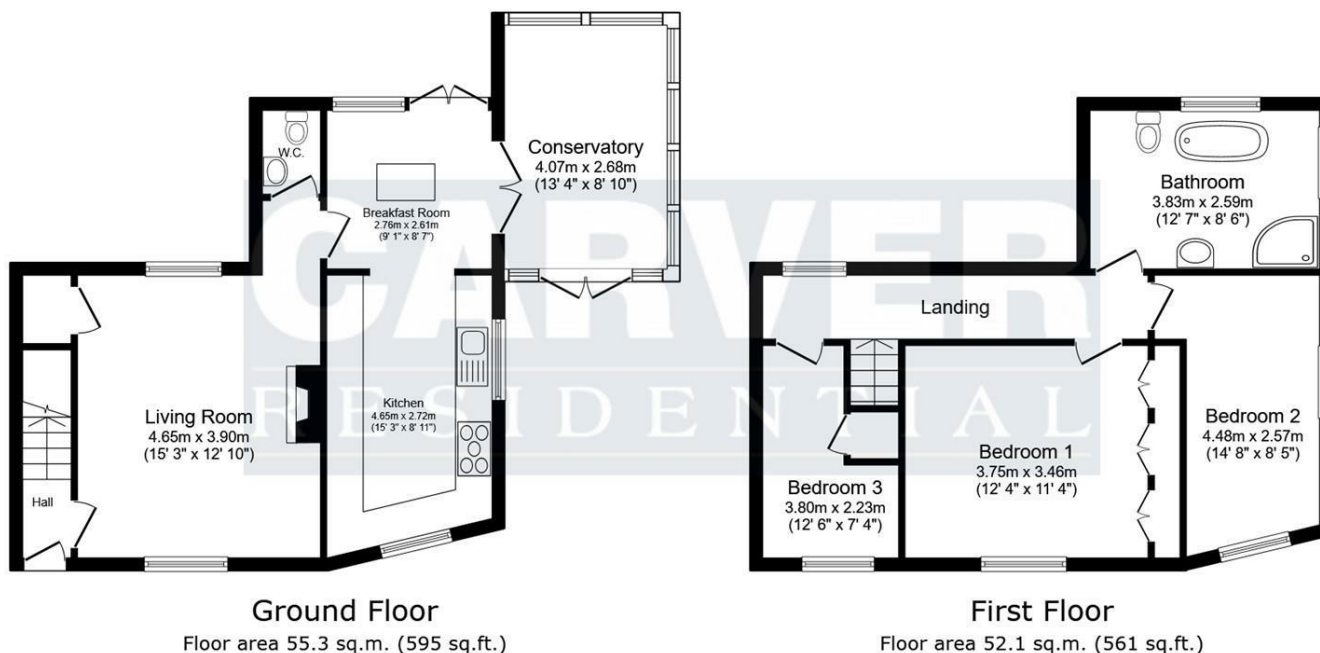
- PICTURESQUE VILLAGE LOCATION
- SURROUNDED BY FIELDS & COUNTRYSIDE BEYOND
- WELL PLACED FOR SCHOOLS, SHOPS & THE FAMOUS ROCKCLIFFE HALL HOTEL
- CONSERVATORY
- RETAINING CHARM & CHARACTER THROUGHOUT
- DECEPTIVELY SPACIOUS
- OPEN PLAN KITCHEN/DINER
- GROUND FLOOR CLOAKS/WC

GENERAL INFORMATION:

Tenure: Freehold

Services : Gas central heating, mains electric, water and drainage.
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	
England & Wales		EU Directive 2002/91/EC

Total floor area: 107.4 sq.m. (1,156 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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