

CARVERS

SALES & LETTINGS

# Cobblers Gate Lane

West End, Mickleton, DL12 0BH

Price £475,000

House - Detached

4

2

2

BRAND NEW BUILD with character in Mickleton.

Turning off the main B6277 linking Barnard Castle with Middleton in Tessdale, you will find the charming area of Cobblers Gate Lane, West End, Mickleton.

This is a stunning brand new detached house offering character, comfort and the convenience of modern living with Air Source heating throughout. Every room is thermostatically controlled, so you can be toastie warm in the living room and cooler in the bedroom, how would you have it?
The property is situated in a peaceful rural neighbourhood, making it an ideal retreat for families and professionals alike.

As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character found within. The interior boasts a well-thought-out layout, providing ample space for relaxation and entertaining. The living areas are bright and airy, enhanced by large windows that invite natural light to flood in, creating a welcoming atmosphere. Downstairs, the flooring is complete but you can still negotiate the carpets of your choice upstairs!

The kitchen is beautiful and well-equipped, making it a joy for those who love to cook. With a separate utility room, Cobblers Gate offers plenty of storage and workspace, ensuring that meal preparation is a breeze. With a large kitchen/dining area, it's perfect for family meals or hosting friends.

Outside, the garden is a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. It provides a safe environment for children to play and is perfect for summer barbecues or quiet evenings under the stars.

Mickleton is a beautiful peaceful village, with a country pub, local amenities and farmland surrounding it, yet only 15 minutes approx from the market town of Barnard Castle.

This stunning brand new property is waiting for you to finish with your personal touches and I can't wait to show you through!! Give Billy a call today, your dedicated agent for the Teesdale area with Carvers.









- Brand new quality built property (with countryside character)
- 4 Bedrooms
- Master bedroom with huge stunning ensuite (You gotta see this one!)
- Large living with bi-fold doors leading to garden
- 15 mins from Barnard Castle, 6 mins to Middleton in Teesdale
- Mickleton village, rural surroundings
- 2 Bathrooms and downstairs W/C
- Large kitchen / dining
- Air source heating throughout, each room controlled independently
- Rural setting, with the convenience of a village



## GENERAL INFORMATION:

Tenure: Leasehold
Services: air source heating, mains electric, water and drainage.
Double glazing
Local Authority: Durham County Council (Tax Banding tbc)
EPC: Pending registration

## TENURE

The Mickleton Lease is an ancient 1,000-year leasehold agreement originally signed on November 4, 1607
It applies to many properties and plots of land in Mickleton, County Durham
Rent: n/a Peppercorn

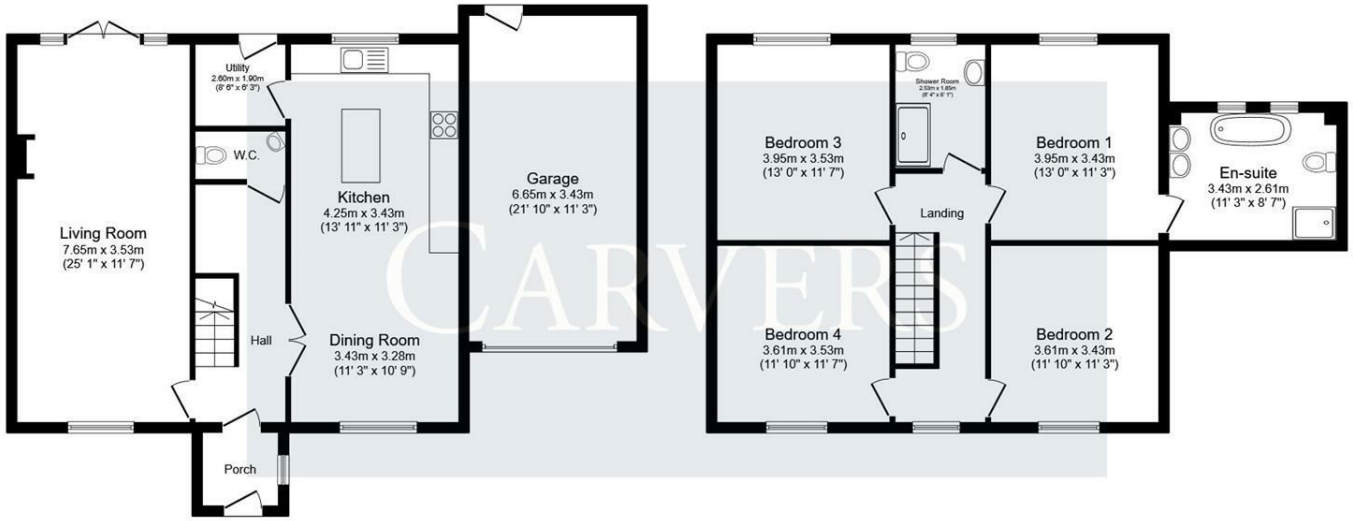
## Buyers Identification Checks

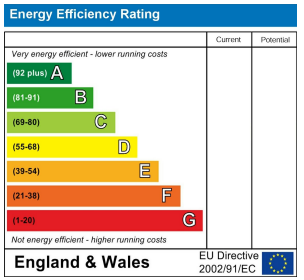
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Property size taken from EPC sq ft

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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