



Swallow Cottage,
Newbiggen Lane, Lanchester, Durham, DH7 0RF

youngsRPS 

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Newbiggen Lane
Lanchester
Durham
DH7 0RF

Guide Price: £385,000

Swallow Cottage is a charming stone built three bedroom property, set within picturesque countryside surroundings on the outskirts of Lanchester.

- Three bedroom property
- Stone built
- Conservatory
- Countryside setting with stunning views
- Lawned garden
- Garage and driveway parking
- No onward chain
- Energy efficiency rating D (59)

youngsRPS 

01434 608980

www.youngsrps.com





DESCRIPTION

Swallow Cottage is a charming stone built three bedroom property, set within picturesque countryside surroundings on the outskirts of Lanchester.

The main entrance door opens into the kitchen which is fitted with a range traditional shaker style wall and base units with complimentary work surfaces and integral appliances including a ceramic hob, oven, microwave and fridge freezer along with access to the WC and cloakroom.

The living room enjoys a feature fireplace, patio doors out to the garden and double doors through to the conservatory which floods the property with an abundance of natural light.

On the first floor there are two bedrooms with the master bedroom benefitting from an en-suite shower room. The main bathroom is fitted with a panelled bath with shower over, WC and wash hand basin. The stairs continue to the second floor with a further bedroom and en-suite shower room along with ample storage.

Externally the garden is mainly laid to lawn with a patio area, garage and gated gravelled driveway.

LOCATION

Lanchester is a popular and thriving village in County Durham, approximately 8 miles west of Durham city and only a short distance from the North Pennines Area of Outstanding Natural Beauty.

The traditional village offers a wide range of everyday



amenities including a range of shops, small supermarket, farm shop, bank, pharmacy, post office, a selection of eateries and pubs, an active community centre and churches. Nearby Consett offers additional shopping and recreational services while the historic cathedral city of Durham, which is very accessible, provides comprehensive professional, cultural, educational and recreational facilities. For schooling Lanchester offers primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

SERVICES

Mains electricity and water are connected. Septic tank drainage. Oil fired central heating to radiators also supplying the domestic hot water.

CHARGES

Durham County Council tax band D.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

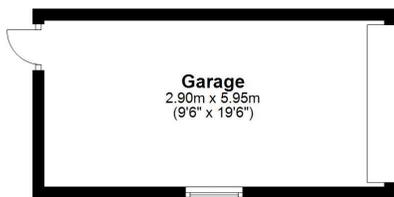
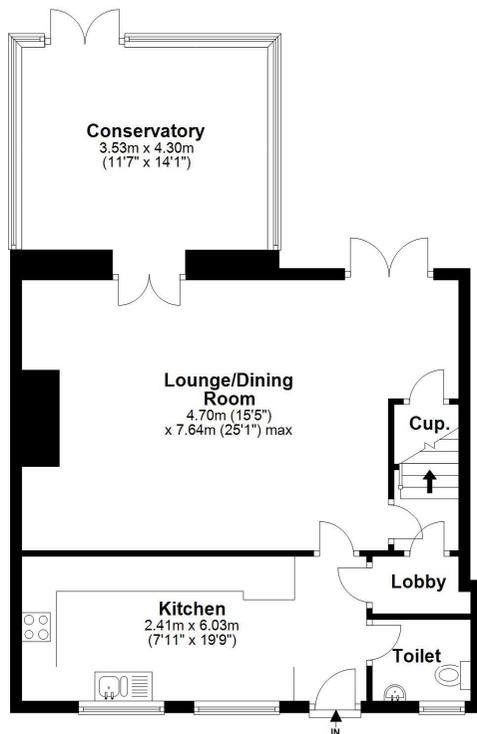
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



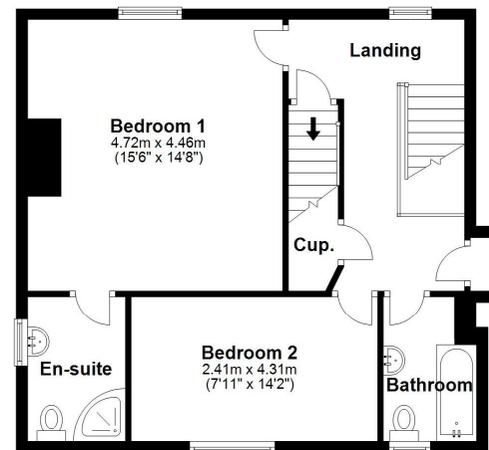
Ground Floor

Approx. 90.9 sq. metres (978.6 sq. feet)



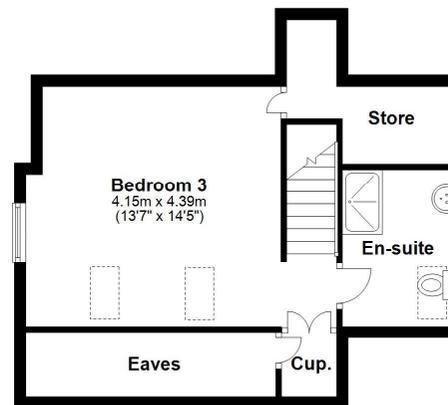
First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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