

# BRUNTON

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RESIDENTIAL



**KNITSLEY, CONSETT**

Offers Over £475,000

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Garden Cottage is situated within the highly sought-after Woodlands Hall Estate in Knitsley, one of just eight individual homes, accessed via an impressive tree-lined driveway offering a high degree of privacy.

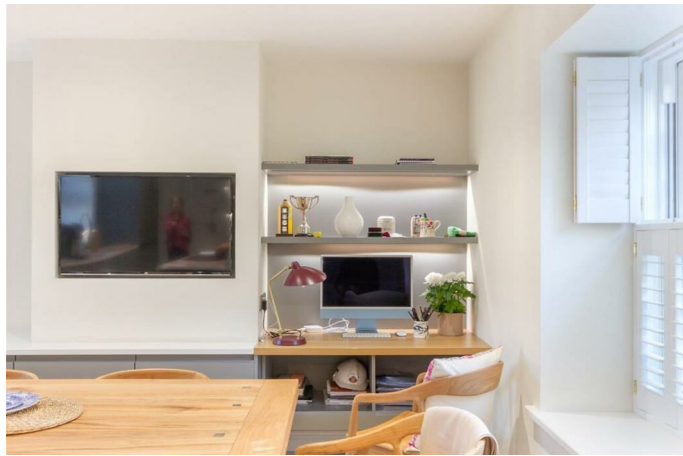
The property features a well-appointed entrance hall leading to a spacious open-plan kitchen and dining area with central island and underfloor heating, complemented by a comfortable living room with log burner and an attractive garden room with glazed doors opening onto the garden. The first floor provides three generously sized double bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom. Outside, there is a lawned garden and patio area and access to a detached garage via a shared courtyard.

The location is particularly appealing, with the popular village of Lanchester close by. Lanchester offers a range of local amenities including independent shops, cafés, pubs, and restaurants, as well as well-regarded primary and secondary schools. The village is surrounded by beautiful countryside and woodland walks, providing excellent opportunities for outdoor recreation, while maintaining a strong sense of community. Excellent transport links from the area allow for convenient commuting to Newcastle, Durham, Chester-le-Street, and Consett, making Garden Cottage an ideal choice for families and professionals alike.

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The accommodation opens into a welcoming entrance hallway. To the right, a striking open-plan kitchen and dining area forms the heart of the home, finished with sleek gloss cabinetry, a central island, and a Butler's pantry. Premium Omega fittings and integrated Miele appliances are complemented by underfloor heating and recessed LED spot lighting, creating a stylish and highly functional space ideal for modern living and entertaining.

To the left of the hallway, the lounge provides a refined yet inviting setting, featuring a contemporary fireplace with a log-burning stove and subtle detailing. This room flows into a well-proportioned garden room, where full-height glazed sliding doors allow excellent natural light and provide direct access to the garden.

The first floor offers three well-proportioned double bedrooms. The principal bedroom benefits from dual-aspect views and a sleek en-suite fitted with Villeroy & Boch sanitaryware. The family bathroom continues the modern aesthetic with fully tiled walls, a walk-in shower, wall-hung WC, wash basin, and a full-height heated towel rail. Bedroom three, currently used as a home office, provides flexible accommodation for guests or remote working.

Externally, the property features a lawned garden and patio area, along with a single garage and additional off-street parking and EV charging point.

Garden Cottage offers contemporary living in a peaceful rural setting, within easy reach of Lanchester and Consett, and with convenient access to Durham and Newcastle. Offered with no onward chain, this well-presented home is ready for immediate occupation.



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TENURE : Freehold

LOCAL AUTHORITY : Durham

COUNCIL TAX BAND : E

EPC RATING : E



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		49	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	