



HETT MILL COTTAGE, HETT, DURHAM
DH6 5LN



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Durham, DH6 5LN

A perfect lifestyle opportunity with detached four bedroom house, double garage, useful multi-purpose building containing internal stables and paddocks extending as a whole to 6.48 acres (2.62 hectares). Hett Mill offers a rural yet extremely accessible location close to the desirable village of Hett, within close proximity to the historic city of Durham, the A167, A688 and A1(M).

- Ideal smallholding or equestrian opportunity
- 4 bedroom family property
- Useful general purpose building
- 6.48 acres in total
- Excellent transport links
- Fantastic bridleway connections

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE £730,000

GET IN TOUCH

youngsrps, 50 Front Street, Sedgfield, Stockton-On-Tees, TS21 2AQ

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LOCATION

Hett Mill Cottage is located approximately 6.5 miles from the historic and desirable city of Durham. A full range of local services can be found 3 miles north east in the town of Spennymoor, including shops, pubs, garages and schools. The property is just 4 miles from J 61 of the A1(M) and 2 miles from Thinford, proving excellent transport links to the local and wider region.

There is an East Coast Main Line railway station at Durham and Darlington offering daily services to London and Edinburgh. There are international airports at Teesside and Newcastle offering domestic and international flights from both.

DESCRIPTION

Hett Mill Cottage is an ideal small holding extending to 6.48 acres in total, with a number of grass paddocks, a four bedroom cottage, double garage and general purpose building, all within a ring fence. The property has an secluded rural position whilst also benefiting from excellent road links to nearby towns and villages. There are fantastic bridleway connections from Hett Mill Cottage providing enviable off road hacking opportunities around the local area.

Hett Mill Cottage is a detached, four bedroom property offering spacious living accommodation throughout which has been tastefully decorated and well maintained by the vendors.

The front door opens to an inviting entrance hall with stone floors and staircase to the first floor. To the side of the property there is an everyday entrance to the family kitchen which has an AGA, Belfast sink and a lovely country cottage feel. The living accommodation downstairs includes a recently redecorated living room with south facing window overlooking the garden and multifuel stove, large office capable of being used as a dining room, and second living room also with multifuel stove. There is also a really useful, detached double garage with electric garage door installed.

Upstairs, there are four well proportioned double bedrooms. All of the bedrooms are finished with a bright and tasteful natural style. The master bedroom benefits from large windows providing uninterrupted views over the garden, paddock and beck. There is a modern family bathroom with roll top bath, rainfall shower and WC.



There is a large, lawned garden to the front of the property whilst encircling the home is a beautifully finished granite gravel perimeter. To the rear of the property is a large tarmac parking area providing ample parking for multiple vehicles, and overlooking the large lawned garden/paddock and beck beyond. The garage is positioned adjacent to the property. The garden is perfect for entertaining or enjoying family time whilst enjoying the peaceful Tursdale Beck which runs along the boundary of the property.

BUILDING

There is a large general purpose building accessed via a gravel track which is suitable for a range of uses. The building has a concrete floor throughout and electric roller shutter door to the front and internally benefits from 3 block built stables together with ample space for the storage of feed, tack, machinery and implements or would be well suited for use as a large workshop. The building measures 14.6m x 11.3m.

THE LAND

The land extends to 5.85 acres and is predominantly made up of good quality, well established permanent grassland, with some woodland areas interspersed. There is a newly planted orchard with heritage fruit trees and a great biodiversity appeal overall. There is a mains water supply to a number of field troughs and the land is gently undulating.

SERVICES

Mains water and electricity, foul drainage to a Klargester sewage treatment plant. Oil fired central heating.

ACCESS

Access is taken along Hett Mill Lane, a council maintained highway. This is council adopted to the driveway of the property.

There is access to the land via a shared access track adjacent to the railway shown by blue hatched line on the sales plan in the particulars.

The property is bounded to the south east by the railway line. This access is camera monitored and as such provides excellent security provisions.

EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by a competent authority pursuant to statute.

MINERAL RIGHTS

The mineral rights are excluded from the registered title and are not included within the sale.

RESTRICTIVE COVENANTS AND OVERAGE

For the avoidance of doubt, the vendor is not imposing any restrictive covenants, overage arrangements or similar on the property.

BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are shown by means of inward facing T marks on the sale plan.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

EPC RATING

The current Energy Performance Certificate rating for Hett Mill Cottage is Band D.

LOCAL AUTHORITY

Durham County Council. 0300 026 0000.

COUNCIL TAX BAND

Hett Mill Cottage is assessed as Council Tax Band F.

TENURE

The property is available freehold with vacant possession on completion.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity to comply with Anti-Money Laundering Regulations in the form of having sight of the purchaser's passport or driving licence, together with a recent utility bill as proof of residence.

COSTS

Each party will be responsible for bearing their own costs.

VIEWINGS

Viewing of the property is strictly by appointment only, arrangements can be made by contacting YoungsRPS Sedgefield office on 01740 622 100.

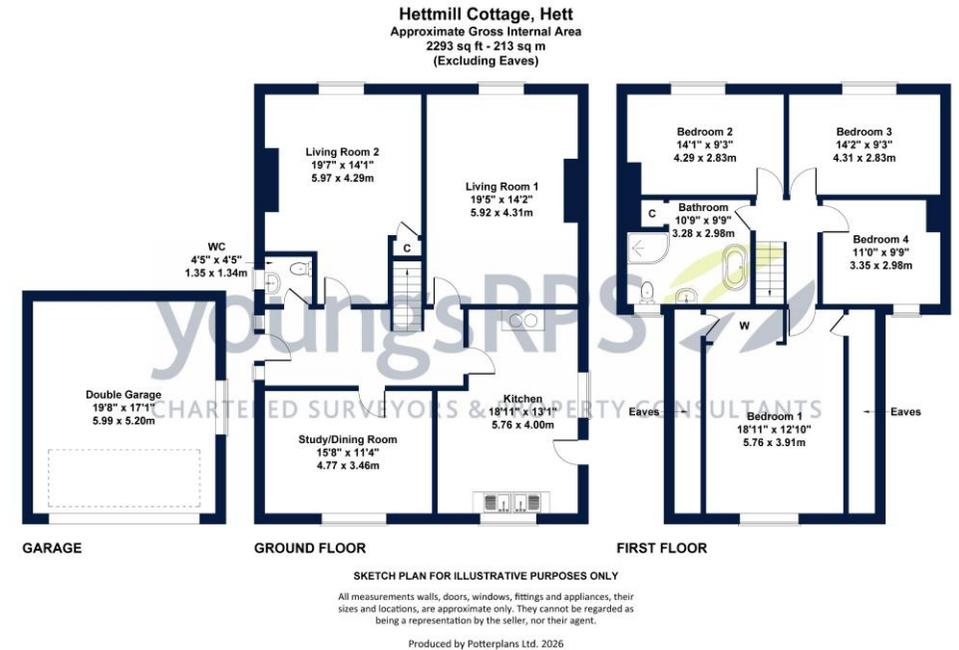
Email: emma.smith@youngsrps.com or lily.watkinson@youngsrps.com

NOTES

Particulars prepared February 2026 and photographs taken in February 2026.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Hett Mill Cottage



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