

Blacksmith's, Monks End, Aycliffe Village, DL5 6LR.
Offers in the region of £325,000

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Offers in the region of £325,000

Council Tax Band: A

Dating back to the 18th century and formerly part of Lord Eldon's Estate, Blacksmith's is a charming detached cottage occupying an enviable position overlooking the River Skerne. Believed to have been home to the local blacksmith at the end of the 19th century, this characterful home beautifully combines its historic charm with a stylish and welcoming modern interior.

The current owners have thoughtfully continued to enhance the property, including quality wood flooring and installing a new Worcester combi boiler earlier this year, complete with a 10-year warranty. The interiors have a sumptuous, carefully considered feel, whilst original beams and period details add warmth and individuality.

The accommodation offers a generous lounge with original ceiling beams, and patio doors opening directly onto the garden, together with a beautifully presented cottage-style dining kitchen. To the first floor are three bedrooms, including a lovely master bedroom with walk-in wardrobe and en-suite shower room, a further double bedroom currently used as a dressing room, and a versatile third bedroom or home office. A family bathroom completes the accommodation featuring a bath and separate shower cubicle.

One of the highlights of Blacksmith's is the delightful walled garden to the left-hand side of the property. Established and full of character, and a patio area immediately outside the lounge providing the perfect place to sit and enjoy the peaceful surroundings and views across the village.

Aycliffe Village offers the best of both worlds, with a

welcoming village atmosphere while being ideally placed for access to the A1(M), Newton Aycliffe and Darlington. The village itself has a thriving community, village hall, two public houses and a well-regarded primary school.

Beautifully presented, full of character and ready to move straight into, Blacksmith's is a truly special cottage that offers a wonderful blend of period charm, modern comfort and an enviable village setting.

Please note:

The property is within close proximity to the East Coast Main Line railway
Council tax Band - A
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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Approximate Gross Internal Area: (937 sq ft - 87 sq m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC