



3 bed cottage to buy in DL12

Newbiggin, Newbiggin, Barnard Castle,
Durham, DL12 0TY

£310,000

🏠 x3 🚗 x1 🚲 x1

Tenure

Freehold

Allocated parking

Property features

- ✓ Private Of Road Parking
- ✓ Rural Countryside Location
- ✓ Stunning Views
- ✓ Three Bedrooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Oil

Description

Keith Pattinson Estate Agents are delighted to bring to the market this exceptional three-bedroom, semi-detached, stone-built cottage. Nestled within a picturesque rural setting and named after a nearby waterfall, Fairy Dell has been thoughtfully restored and modernised, while carefully retaining its traditional features and character. The property also offers exciting potential for further development, with an attached outbuilding and barn forming part of the overall plot.

Upon entering, you are welcomed into a beautifully characterful living room where period charm meets warm, inviting comfort. Rich exposed timber beams stretch across the ceiling, creating an immediate sense of heritage and craftsmanship, while the original brick fireplace forms a striking focal point — perfect for cosy evenings and adding timeless rustic appeal. Natural light pours through deep-set windows, highlighting the solid wooden flooring and enhancing the room's warmth. Thick textured walls and stone detailing further showcase the home's authentic character. A charming stable-style door provides direct access outside, while the open flow into the adjoining space offers flexibility for modern living.

The country-style kitchen perfectly blends character with practicality. Bathed in natural light from elegant French doors opening onto the garden, the space feels bright, airy and wonderfully welcoming, creating seamless indoor-outdoor flow. Cream shaker-style cabinetry provides ample storage and complements the rich dark worktops beautifully. A patterned tiled splashback adds personality and warmth, while generous preparation space and a thoughtfully positioned sink complete this inviting heart of the home.

To the first floor are three bedrooms, where light limestone walls and wooden flooring continue the traditional, cosy feel. Bedrooms one and two are comfortable doubles, both enjoying stunning countryside views, with the principal bedroom also benefiting from additional storage. Bedroom three is a well-proportioned single overlooking the rear of the property.

Serving the bedrooms is a well-appointed family bathroom that balances rustic charm with modern touches. A classic roll-top bath takes centre stage beneath a window that floods the space with natural light. The feature tiled wall adds visual interest, while original wooden floorboards enhance warmth and character. Additional features include a W/C and a wash basin with built-in storage.

Attached to the property is a spacious barn offering tremendous potential. While requiring updating, it provides a fantastic opportunity for conversion into a home office, guest accommodation, studio or additional living space. Planning approval for the conversion was granted in 2023 (details of this are available on request). Retaining exposed beams and an open-plan layout, with large barn doors leading to the garden, it presents a blank canvas ready to be transformed.

Externally, the property continues to impress. Traditional dry-stone walling encloses a low-maintenance gravelled courtyard, ideal for outdoor seating and entertaining. Stone steps and paved pathways wrap around the home, enhancing accessibility and flow. The generous garden offers tremendous versatility and scope for landscaping, whether formal gardens, vegetable plots or relaxed seating areas are desired. Mature trees and established hedging create a peaceful backdrop, while open views across neighbouring fields provide far-reaching countryside vistas. Access from the roadside is provided via stone steps leading down to the property, with private parking. A gravelled driveway provides a single parking space for the property (with shared resident parking spaces along the lane), with stone boundary walls adding both character and definition.

Situated in the charming hamlet of Newbiggin, DL12 0TY, the property enjoys an enviable position within the stunning landscapes of Teesdale, on the edge of the magnificent North Pennines Area of Outstanding Natural Beauty. The area is renowned for scenic walking routes and outdoor pursuits, with nearby attractions including High Force.

The property is well placed for access to the A66, linking Penrith and the A1(M) corridor, and connecting onward to the M6 for travel further south. The nearby market town of Barnard Castle offers everyday amenities, with Darlington and Durham within comfortable commuting distance.

Early viewing is highly recommended. Contact Pattinson today to arrange your appointment or to request further information.

Council Tax Band: C

Tenure: Freehold

Price: £310,000

Property Type: Cottage

Parking: Allocated

Heating: Oil

External



Living Room

5.58m x 3.94m (18'3" x 12'11")



Kitchen

3.40m x 3.74m (11'1" x 12'3")



Bedroom 1

3.41m x 3.21m (11'2" x 10'6")



Bedroom 2

2.56m x 4.19m (8'4" x 13'8")



Bedroom 3

2.31m x 1.31m (7'6" x 4'3")



Bathroom

2.16m x 1.63m (7'1" x 5'4")

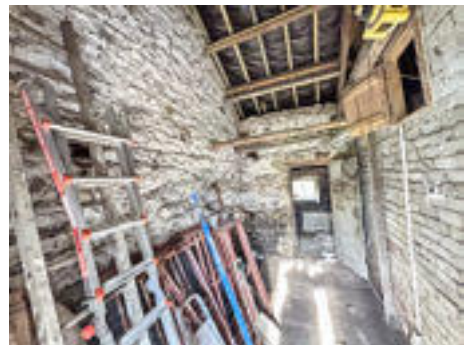


Landing



Outbuilding

2.25m x 3.77m (7'4" x 12'4")



Barn

3.71m x 5.54m (12'2" x 18'2")



External 1



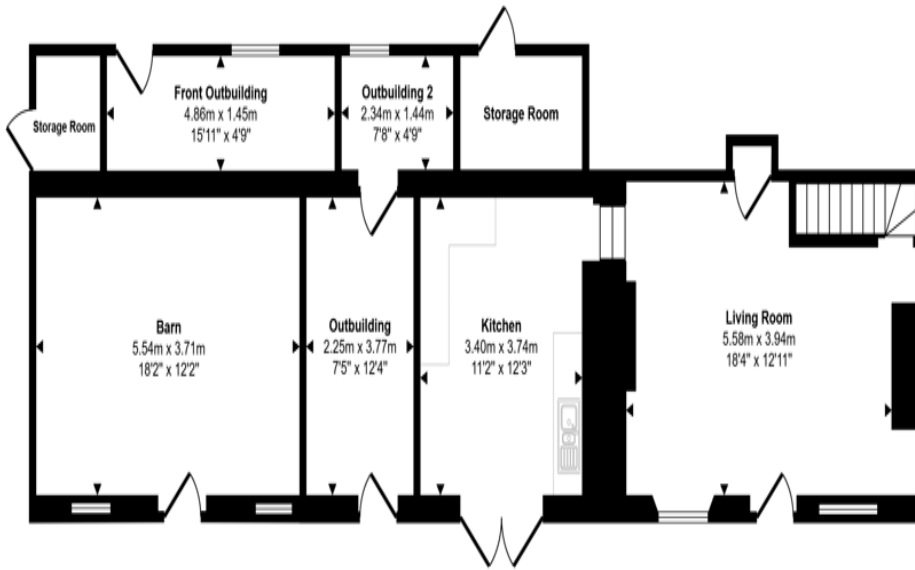
External 2



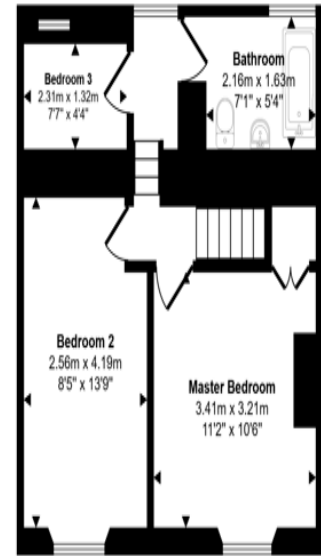
Plot



Approx Gross Internal Area
138 sq m / 1484 sq ft



Ground Floor
Approx 98 sq m / 1052 sq ft



First Floor
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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