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Land &
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1 Paradise Cottages, Shadforth, Co Durham DH6 1NJ

PROPERTY | RURAL | DEVELOPMENT | LETTINGS | ENVIRONMENT

Offers Over £550,000

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1 PARADISE COTTAGES, SHADFORTH, DURHAM DH6 1NJ

A very well presented equestrian property comprising a three bedroom stone built semi-detached cottage, three stables, a multi-purpose barn, tack room and grassland extending to approximately 4.5 acres.

LOCATION

1 Paradise Cottages is located in the desirable village of Shadforth, situated to the east of Durham. Its location offers convenient access to nearby towns and cities: Durham City lies 5 miles to the west, while Sherburn Village is just 2.5 miles to the north west. It's strategic position makes it ideal for commuters, with the property being situated between the A1(M) and the A19, providing easy travel routes both North and South.

DIRECTIONS

Heading east through Sherburn Village, continue on the B1283 passing through Sherburn Hill. At the end of Sherburn Hill turn right onto Crime Rigg Bank towards Shadforth. Continue through Shadforth on Chare Lane. In approximately 0.3 miles, turn left onto a drive. The property is the second property on the right and the land is on the left. For satellite navigation use the following postcode : DH6 1NJ

What3words: ///strongly.sweeter.snuck

DESCRIPTION

1 Paradise Cottages represents an opportunity to purchase a well presented equestrian property with three stables with a tack room and a barn. The property benefits from mature gardens and a small paddock next to the house. The property has wide ranging views over the surrounding countryside and is a short walk to the village of Shadforth. The grassland extends to 4.50 acres and is located opposite the cottage.

THE COTTAGE

The cottage is stone built with a spacious kitchen with wooden wall and floor units and an electric range cooker, housed in a brick feature fireplace. The kitchen benefits from a built in fridge, freezer and dishwasher and a ceramic sink with mixer taps over looking the garden. Adjacent to the kitchen room is a utility room housing the boiler and a cloakroom.





The sitting room has a feature fireplace, wooden beams and an open staircase to the first floor. Adjacent to the sitting room is a living room with wooden ceiling beams and a brick feature fireplace, housing an electric fire.

To the first floor there are three double bedrooms, one with fitted storage and feature fireplace. Also on the first floor there is a modern family bathroom with large shower unit, bath, handbasin and WC.

EXTERNALLY

To the rear of the property there are mature gardens with trees, shrubs, flowerbeds and two raised lawn areas. There is also a large patio area accessed from the back door.

LAND

The grassland which measures approximately 4.5 acres is accessed by a wholly owned track to the north west of the property. Held as two enclosures the boundaries are post and wire and there is a wooden field shelter in the south easterly corner of the land. Access is via a field gate just off the track.

STABLE BLOCK AND BARN

Conveniently located adjacent to the house, the stable block includes three 12m x 14m modern stables with split doors, and a barn with tack room, adjacent to a small grass paddock. Both the stables and the barn are of block construction with a concrete floor under a slate roof. All of the stables have automatic drinkers and an electricity supply, and CCTV covers the block. Rubber matting can be included in the sale if required. The barn has two skylights and it is double height to accommodate large vehicles. The barn also benefits from several electricity points, strip lighting and bifold wooden doors to allow vehicular access from the track. The tack room can be accessed via an internal door in the barn and the interior is fitted wall units and shelves. There is an electricity supply and it is fully fitted out for tack storage.

SERVICES

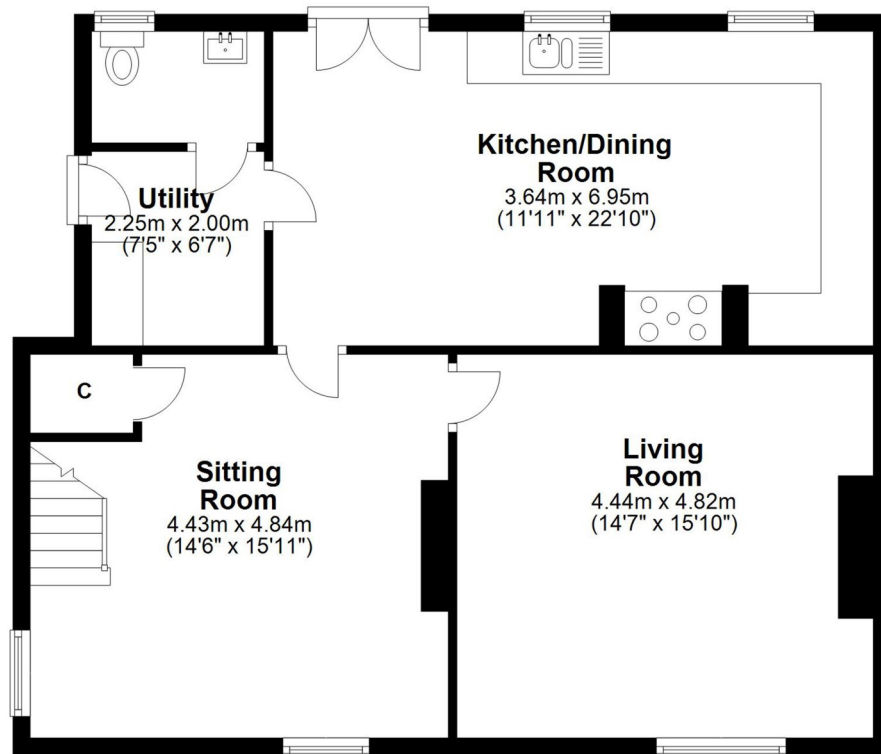
The property is connected to mains electricity, mains water and drainage is to a septic tank which is located on third party land. The responsibility for maintenance and upkeep of the system is shared between 1 Paradise Cottages and the neighbouring property.

TENURE

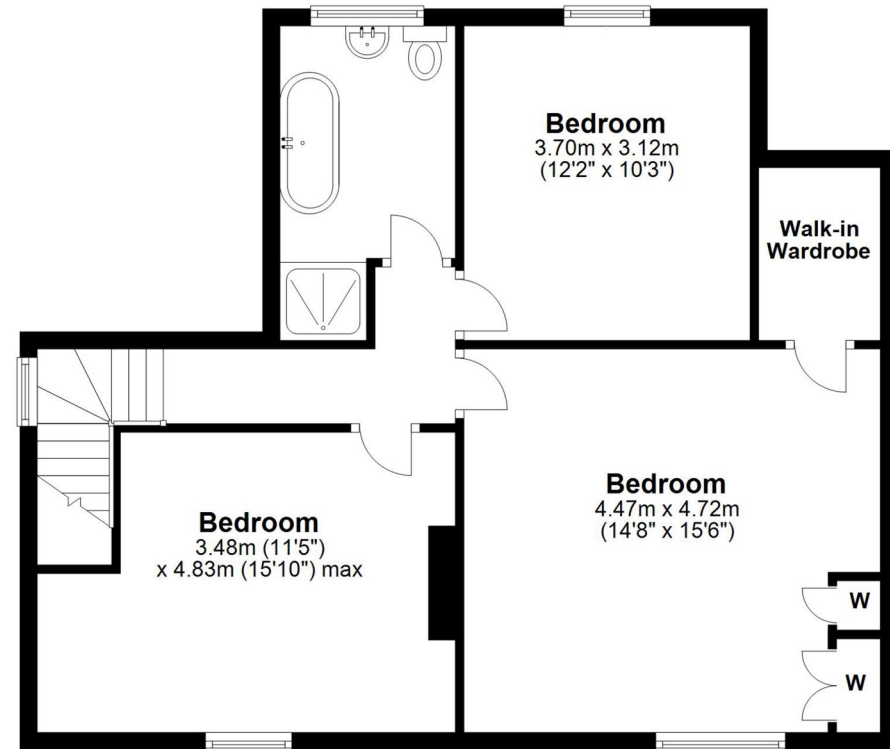
The property is for sale freehold with vacant possession upon completion.



Paradise Cottages Shadforth



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for H&H Land by Vue3sixty Ltd

COUNCIL TAX AND EPC

The Council tax band is D payable to Durham County Council and the EPC rating is D59.

MINERAL RIGHTS

The mineral rights are owned by a third party and are excepted from the sale.

BURDENS

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of any such burdens where applicable.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please register your interest with H&H Land & Estates.

MONEY LAUNDERING REGULATIONS

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations. The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

EXCHANGE OF CONTRACTS AND COMPLETION

It is expected that Exchange of Contracts will take place within eight weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

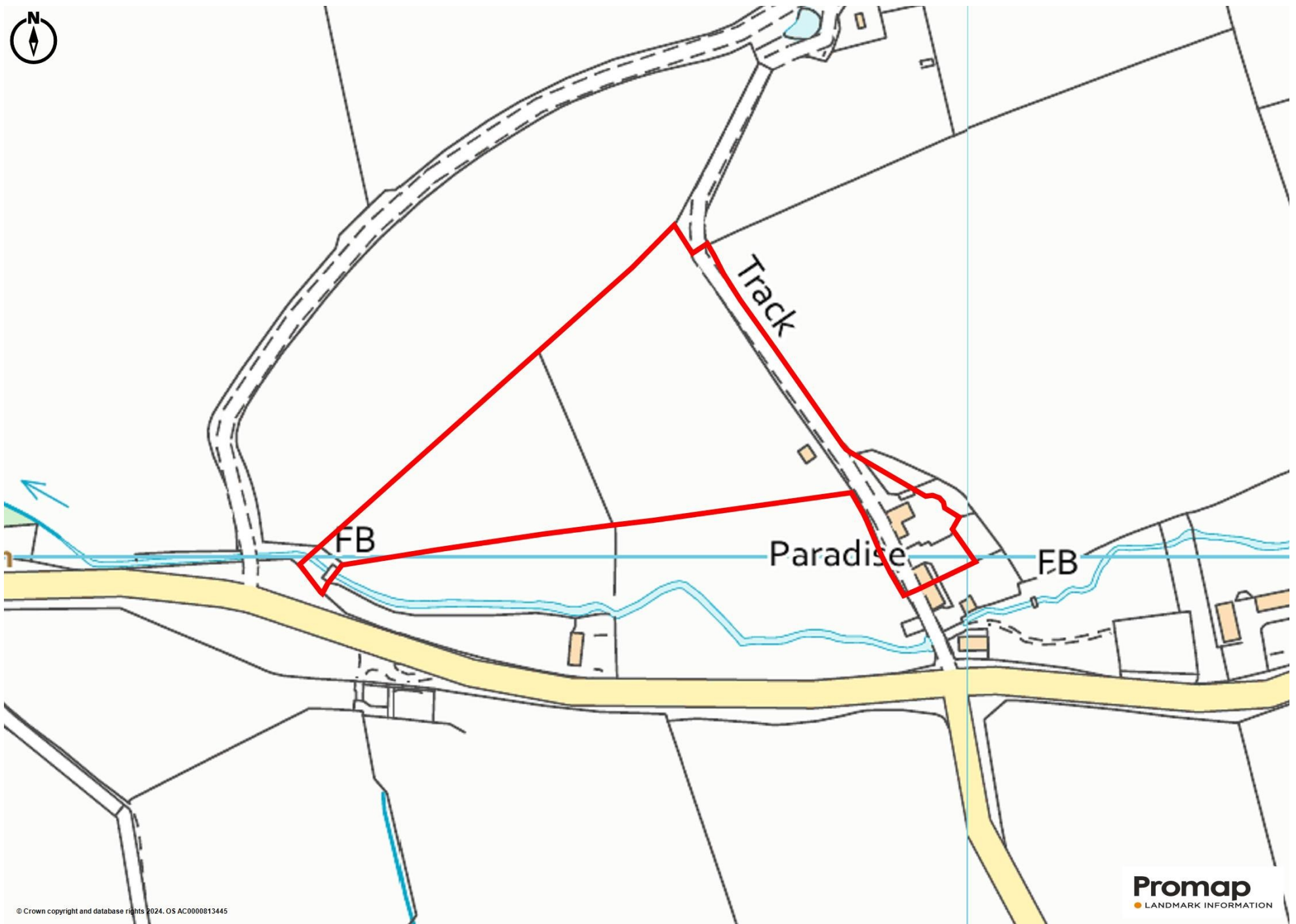
VIEWING/SELLING AGENT

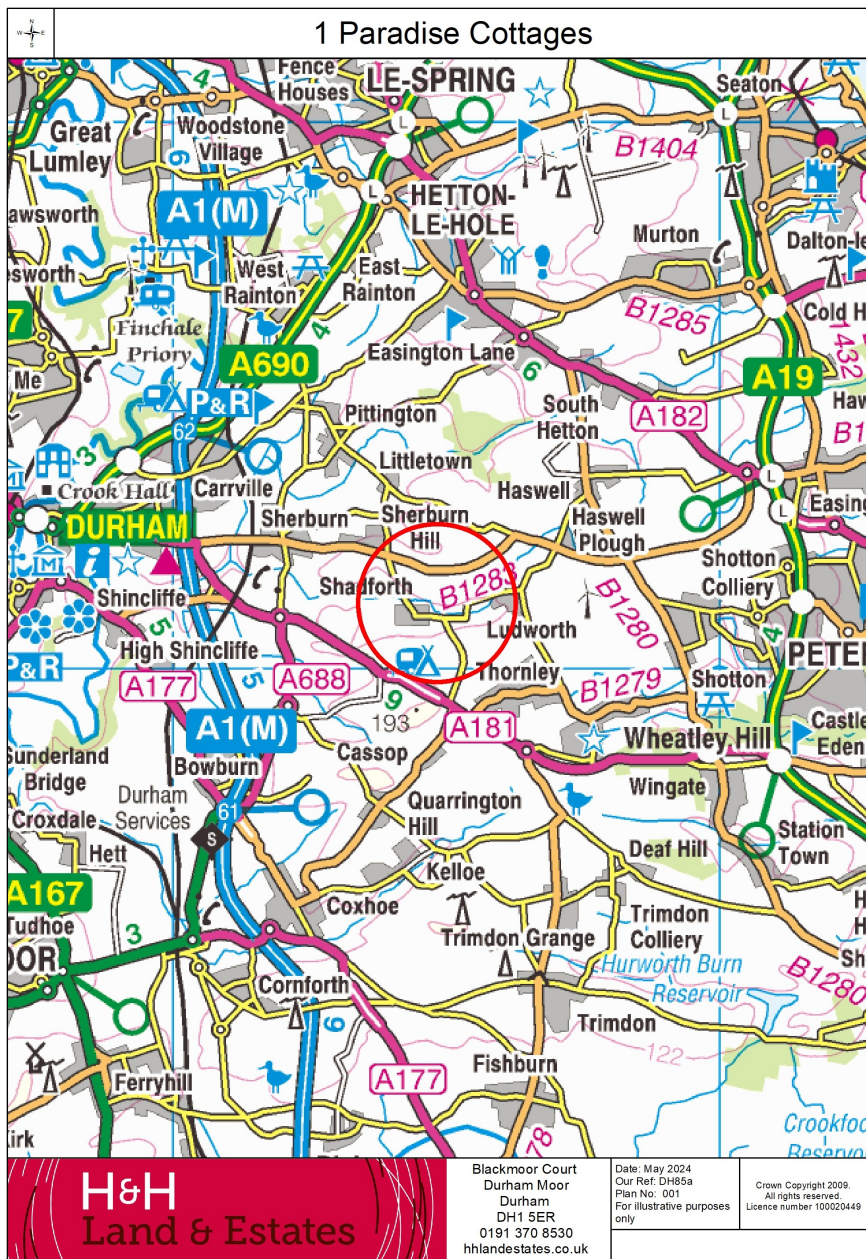
Viewing of 1 Paradise Cottages is strictly by arrangement with the sole Selling Agents H&H Land & Estates. For further details or a confidential discussion please contact the Selling Agent: Helen Forbes at H&H Land & Estates, Blackmoor Court, Durham Moor, Durham DH1 5ER. T: 0191 370 8530.

E: helen.forbes@hhlandestates.co.uk









IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;

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- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
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- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **May 2024**