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1, Etherley Bank,  
High Etherley, Bishop Auckland, DL14 0LG  
**Price £525,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

Picture the scene, a Stone built Cottage with an acre of land and "A River runs through it"... Welcome to the picturesque setting of Etherley Bank, High Etherley. Originally constructed in 1864, it has been expertly and lovingly transformed into a remarkable family home that beautifully blends modern comforts with rustic charm.

Just look at the workmanship throughout this beautiful home. The Country style kitchen is in keeping with it's surroundings and capitalising on the rural outlook, complete with wood burning stove. Not one but two formal reception rooms, a downstairs W/C and Laundry. On the first floor, we have 4 well finished and well proportioned bedrooms, the master bedroom boasting ensuite, and just take a look at this family Bathroom, sensational!

A Car enthusiast's dream garage awaits! Over sized Double in width and Double in length with plenty of room to work and keep all your gear, completed again with a wood burning stove to keep you and your vehicles warm!! It even comes with a mechanic's Pit!

Now for the Cherry on top and to complete the 'Rural Dream'.... The River Gaunless runs through this approx. Approximately 1 Acre property. Complete with Picnic area and firepit, the kids (and grown up's) are going to love it...!! There's simply too much to mention here for this property, it must be seen to be appreciated!





- Sensational Rural Property set on approximately One acre of land.
- Mechanic and car enthusiasts Quadruple Garage awaits.
- LARGE Country style Kitchen, complete with Wood burning Stove
- 4 Bedrooms
- The river Gaunless runs through the property.
- A further single garage on the property
- 3 Reception areas
- Master Bedroom with Ensuite

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Mains Gas central heating, Wood Burning Stove, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Durham County Council (Tax Banding E)

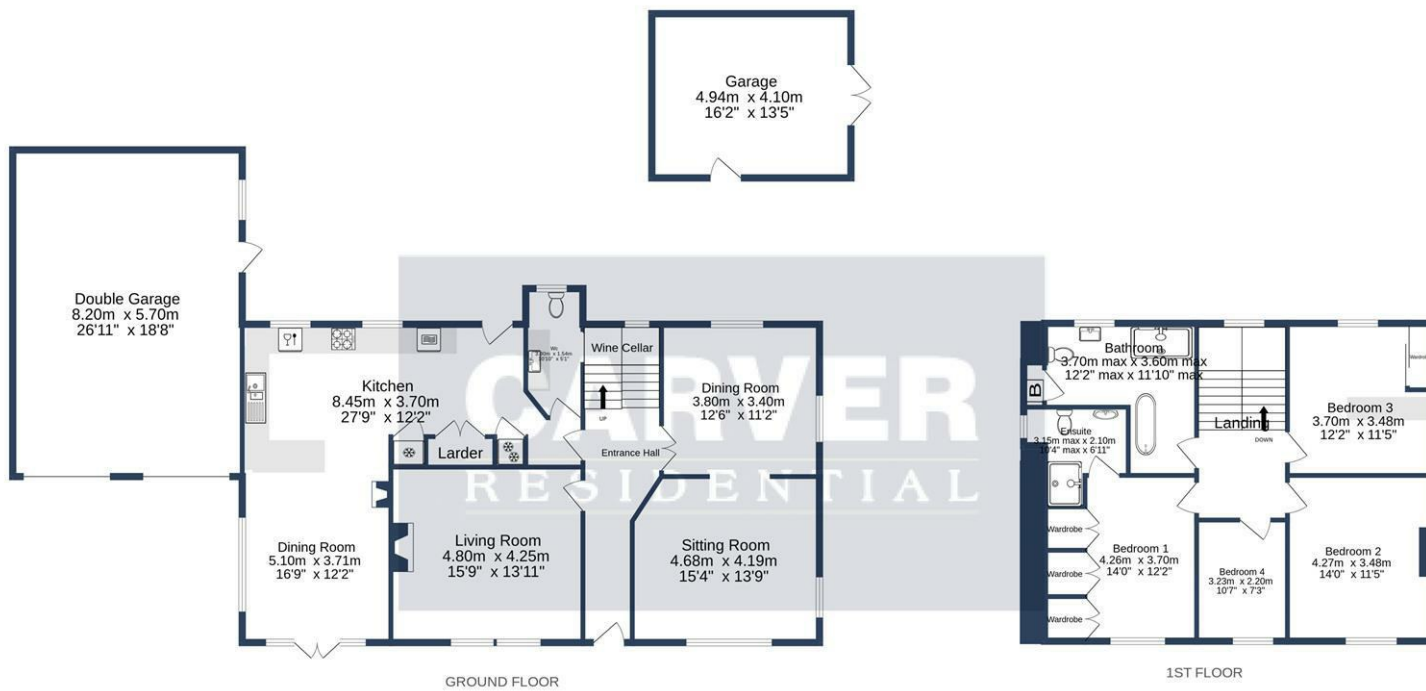








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
85-91	A		
69-84	B		
55-68	C		
45-54	D		
35-44	E		
25-34	F		
1-24	G		
Not energy efficient - higher running costs			
England & Wales		71	52
		EU Directive 2002/91/EC	



ETHERLEY BANK, HIGH ETHERLEY, DL14 0LG.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)