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The Green
High Coniscliffe, Darlington, DL2 2LJ
Asking price £500,000

House - Terraced
4 Bedroom/s
2 Bathroom/s

In summary, Braemar Cottage on The Green is a unique opportunity to own a home that combines historical charm with modern amenities, all set in a beautiful location of High Coniscliffe with the River Tees meandering past and some of the best local eateries in the area!!! Whether you are looking for a family home or a space to entertain, this house has it all. Do not miss the chance to make it your own!

"Braemar Cottage" The Green, High Coniscliffe, Darlington.
What a fantastic location, a dog walkers paradise and a beautiful fully renovated and extended property, you won't be disappointed, WOW!

This delightful Grade II listed home has been lovingly and tastefully renovated to a high standard combining convenience and modern living whilst retaining period features with an abundance of character throughout.
The new Biomass wood pellet heating system has added the benefits of potentially lower heating costs as well as being environmentally friendly. With new wiring throughout, a full width extension to the rear fitted with underfloor heating and bi-fold doors you will certainly enjoy this room overlooking the huge garden and countryside beyond.

With four spacious reception areas on the ground floor and a convenient W/C downstairs, this property provides ample space for the family and is an entertainers dream home! There are also four well-appointed bedrooms on the first floor to ensure plenty of room for family and guests alike, whilst the family bathroom and ensuite add convenience to daily life.

There are three standout features to this home.





- Beautiful Village location
- Quality pub and restaurant
- Modern full width extension to the rear
- Dual access, with plenty of off street parking
- Dog walker paradise, with the River Tees meandering past
- Grade 2 listed characterful property
- Large garden
- Rural views to the rear

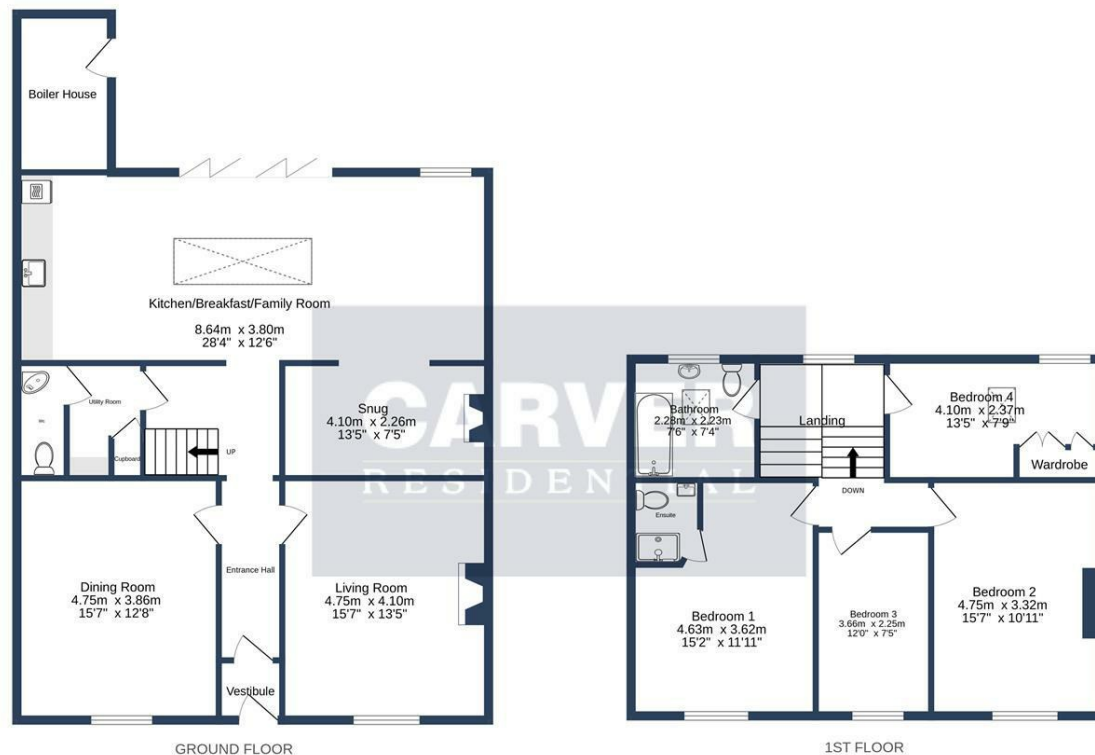
GENERAL INFORMATION:

Tenure: Freehold

Services: heating via Biomass boiler (wood pellets), mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)



THE GREEN, HIGH CONISCLIFFE, DL2 2LJ.

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

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