



Ox Cottage is a delightful, extended, double-fronted property on the High Street at Bishopton, a picturesque village conveniently located between Darlington, Stockton, and Sedgefield. There is off-street parking for two cars, and the unassuming frontage conceals a living space of unique appeal. The cottage's three reception rooms and three bedrooms are full of character and provide a balance of spacious and cosy accommodation.

The large main lounge runs from front to rear with patio doors giving access to the garden for summer days and a multi-fuel stove for those winter nights. A second sitting room (currently a snug) provides a smaller flexible space that can also be used as a dining room or fourth (downstairs) bedroom. The spacious modern kitchen-diner is well appointed and like the lounge offers views over the garden. An office, shower room, and cloakroom with VWC complete the ground floor.

Upstairs, a landing leads to the three bedrooms and the family bathroom. All the bedrooms have great charm with open-beamed ceilings and breathtaking views of the countryside to the rear.

Last but not least, the large southwest facing rear garden is a haven of tranquillity with mature planting, multiple patio areas, and panoramic views. It also houses a large brick-built barn that has power supply and offers space enough for use as a workshop, utility area, and garden storage. Owned solar panels and a recently installed air source heat pump contribute to efficient and eco-friendly energy use.

Ox Cottage is not just a property it is a lifestyle choice, offering a serene environment while being close to local amenities. Whether you are looking for a family home or a peaceful retreat, this cottage in Bishopton is a splendid opportunity not to be missed.





- Beautiful double fronted "Ox Cottage"
- Outstanding views to the rear
- Large barn / Workshop
- Solar panels / Air sourced heat pump central heating system

- Quaint village location
- Private large garden
- Beautiful country style kitchen
- Off street parking, multiple vehicles

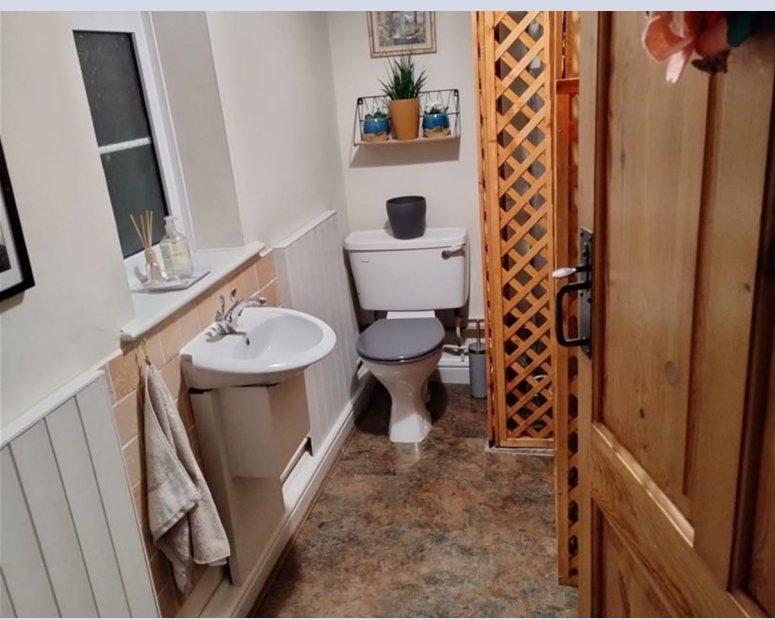
GENERAL INFORMATION:

Tenure: Freehold

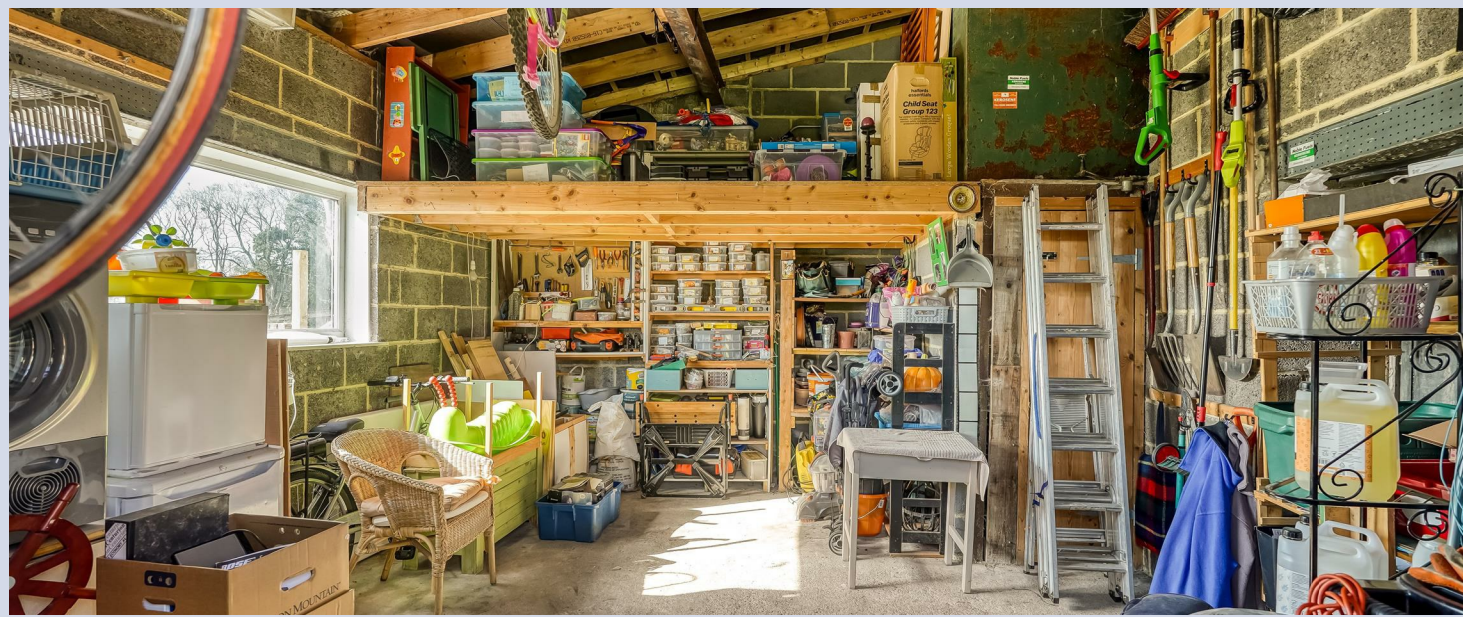
Services: Air sourced heat pump central heating system, solar panels, mains electric, water and drainage.

Double glazing

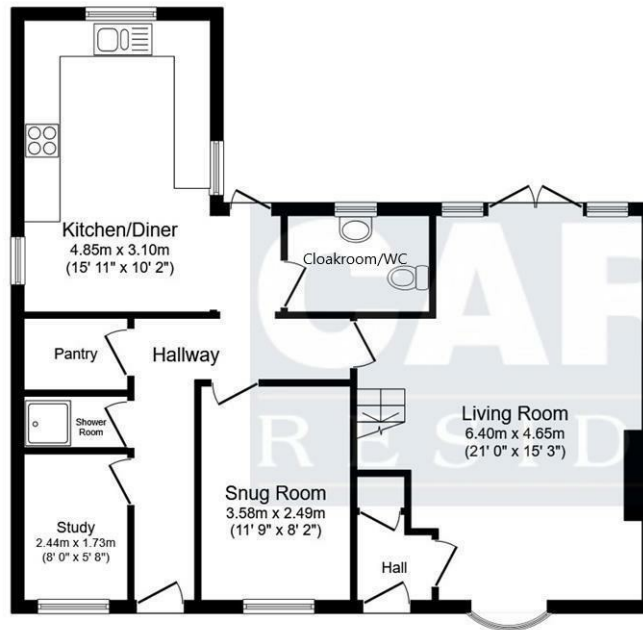
Local Authority: Darlington Borough Council (Tax Banding E)



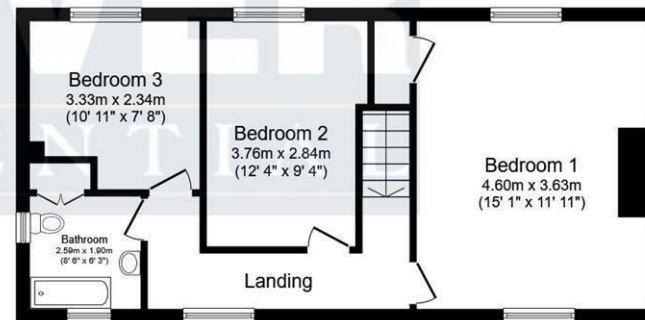









Ground Floor
Floor area 76.3 sq.m. (821 sq.ft.)



First Floor
Floor area 49.3 sq.m. (531 sq.ft.)

Total floor area: 125.6 sq.m. (1,352 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		55
(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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MAB 6202



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