



Draw Well House, Cornsay Village, County Durham, DH7 9EL  
Guide Price £575,000

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents

A well appointed four bedroom detached house with a beautiful outlook over Cornsay Village Green and the Durham Dales. The property benefits from spacious rooms, two large walled gardens, one of which contains a fantastic kitchen garden.

- Four bedroom stone built detached house
- Stunning views across the surrounding countryside
  - Large kitchen garden
  - Off street parking
- Energy Performance Rating E
- Viewing highly recommended

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



## LOCATION

Cornsay is a small, picturesque rural village in north west Durham with an excellent community spirit, Draw Well House is situated in the centre overlooking the village green. Cornsay is extremely well placed to take advantage of rural living and is surrounded by open countryside. However, the A68 is only 5 minutes to the west and the A167 and A1(M) 20-25 minutes to east. Durham is 9 miles east and Newcastle is 17 miles north, both cities have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

Lanchester is 3 miles to the north providing a range of amenities including primary and secondary schooling, shops and restaurants.

What3words: whizzing.companies.lies

## DESCRIPTION

Draw Well House was built in 1990, it is south west facing with spectacular views over the Durham Dales



from all aspects. The front door leads into the spacious hallway which provides access to all of the ground floor rooms and stairs lead to the first floor. The lounge is the full width of the house with dual aspect windows and a gas fire. The dining room is situated to the front and the kitchen to the rear. This is fitted with modern solid oak wall and base units with integrated range master, ceramic double sink, fridge freezer and dishwasher. A historic 'wages window' from Consett Ironworks also features in the kitchen. An external door leads out to the patio. The garage is also accessed from the kitchen, this has space for two cars and plumbing for a washing machine and tumble drier, it also houses the Vaillant boiler. The ground floor cloakroom leads off the hallway and is fitted with a wash basin and WC and provides a useful storage area for coats and shoes.

To the first floor the landing offers an abundance of space, some of which could be utilised as a small study; the four double bedrooms all lead off the landing, the two to the front benefit from fitted wardrobes. The beautiful recently renovated



bathroom is to the rear, boasting two sinks with cabinets underneath, large bath, walk in shower and WC.

Externally there is a patio area to the rear which leads out from the back door and a garden laid to lawn which wraps around the house. There is a large kitchen garden adjoining the main garden area, which has a water connection, several raised beds, a potting shed, greenhouse and an Eglu hen run.

## SERVICES

The property is served by mains electricity, mains water, LPG gas and mains drainage systems.

## COUNCIL TAX BAND

Durham County Council Tax Band E.

## COSTS

Each party is to bear their own costs.

## MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to



provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

#### TENURE

The property is owned freehold.

#### METHOD OF SALE

The property is for sale by private treaty.

#### VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

#### LOCAL AUTHORITY

Durham County Council

[www.durham.gov.uk](http://www.durham.gov.uk)

03000 26 0000

#### NOTES

Particulars prepared – April 2023

Photographs taken – April 2023

#### PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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

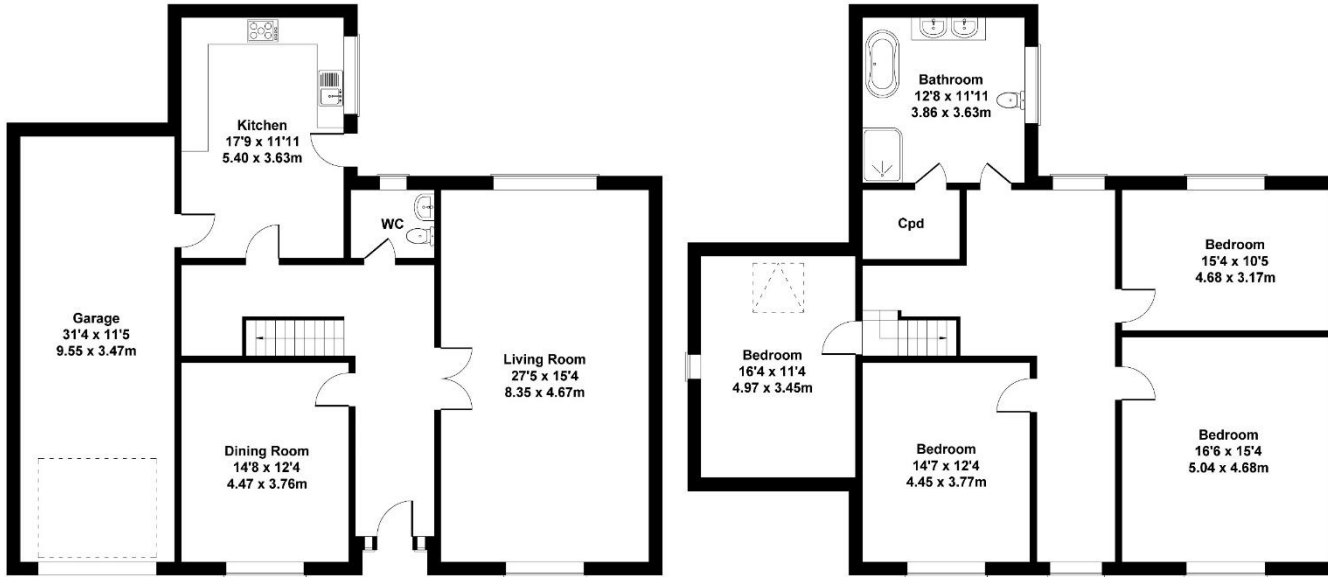








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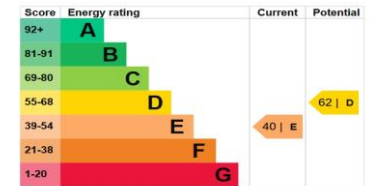
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Tow Law Office  
16/17 Castle Bank  
Tow Law, Bishop Auckland  
DL13 4AE  
T: 01388 730095  
E: info@vickersandbarrass.co.uk

Darlington Office  
Humbleton Park  
West Auckland Road, Darlington  
DL2 2YH  
T: 01325 728 084  
E: darlington@vickersandbarrass.co.uk

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



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