

# Finest

[finest.co.uk](https://finest.co.uk)

Grove Cottage 3 Cutlers Hall Road | Shotley Bridge | County Durham



# “A Distinctive Former Headmaster’s House with Characterful Interiors, Generous Gardens and Riverside Walks Close By”

## The Property

Dating from 1841 and originally built as the headmaster’s house for the neighbouring school, Grove Cottage is a wonderfully individual period property with a strong sense of history and an interior that has evolved with considerable personality. Set back from the road behind generous parking, the house combines substantial accommodation of approximately 2,134 sq ft with a large garden and courtyard, while walks along the River Derwent can be joined close to the property and continue towards Allensford Park.

The house retains an appealing collection of original and reclaimed details, with exposed stonework, traditional fireplaces, timber floors and salvaged materials giving the interiors an established, informal character. Rather than presenting as a conventionally restored period house, Grove Cottage has a distinctive farmhouse feel, with individual rooms that each have their own identity. Original stone flooring and reclaimed materials sourced from older properties add further depth and authenticity to the interior.

The principal reception rooms are arranged across the front of the house. The sitting room is well proportioned and comfortable, while the adjoining dining room is particularly characterful. Exposed stonework surrounds a substantial inglenook fireplace housing a wood-burning stove, creating a strong focal point, complemented by timber flooring, fitted shelving and a traditional sash-style window with internal shutters.

Beyond, the breakfast room provides a more informal everyday space and connects naturally with the kitchen. Its position at the rear of the house gives it a lighter, relaxed feel, with a broad bay window introducing further natural light.



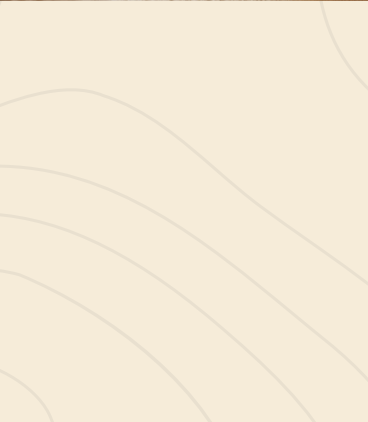
The kitchen extends along one side of the property and is immediately distinctive for its proportions and high, panelled ceiling. Timber cabinetry, open shelving and substantial work surfaces give the room a practical farmhouse quality, while a deep ceramic sink and range-style cooker reinforce the traditional character. A built-in bench provides an informal place to sit, making this a particularly usable room for day-to-day life.

A useful utility area sits alongside the study, providing space for the washing machine and tumble dryer, together with a WC. The adjoining study provides a dedicated workspace, creating a practical arrangement for everyday use.

The staircase rises to four bedrooms, with the principal bedroom occupying a generous position to one side of the landing. It is a particularly memorable room, with two sash-style windows bringing in excellent natural light and a decorative fireplace adding period character. A freestanding roll-top bath has been incorporated into the bedroom itself, creating an unusual and highly individual feature, while a walk-in wardrobe and separate en suite shower room complete the suite.

Three further bedrooms provide flexible accommodation for family and guests. One is distinguished by a full exposed stone wall, adding texture and character, while the remaining rooms are well proportioned and enjoy varying outlooks across the surrounding area.





The family bathroom is another carefully considered space, combining exposed stonework with painted panelling, industrial-style fittings and a freestanding copper bath. A stone basin mounted on a reclaimed timber base provides a distinctive finishing touch, reflecting the broader use of salvaged materials throughout the house.

Google Maps

what3words



///wink.zeal.title

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

DH8 8RB

Band E

Rating D

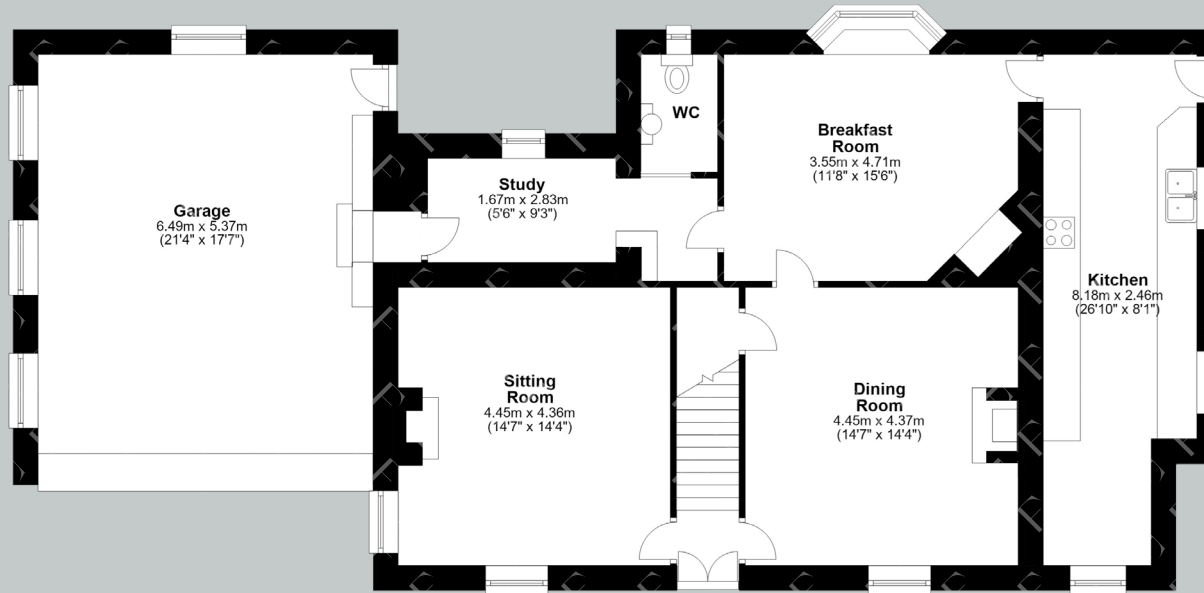
Freehold

## Services

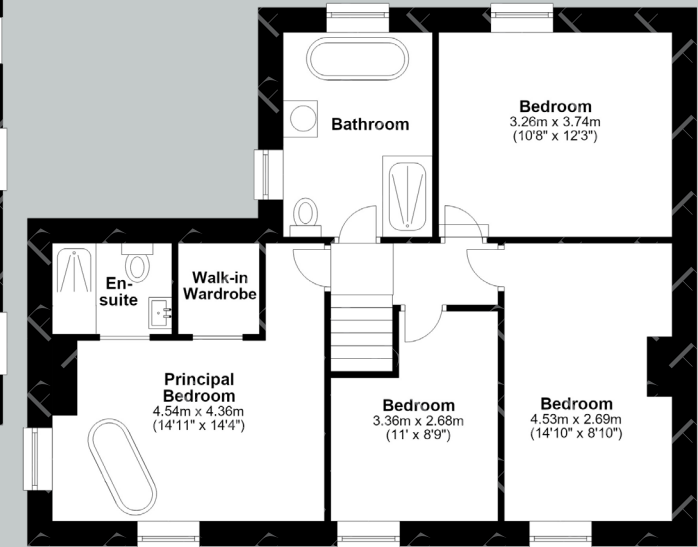
Electric central heating. Mains electricity, water and drainage.



# Floor Plans



Ground Floor



First Floor

Total area: approx. 198.2 sq. metres (2133.6 sq. feet)

# Finest

Viewings Strictly by Appointment



finest.co.uk

15 Market Place | Corbridge | Northumberland | NE45 5AW  
0330 111 2266 | contact@finest.co.uk

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given 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; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.