

Blue Gentian House

16-18 MARKET PLAC | MIDDLETON-IN-TEESDALE | BARNARD CASTLE | COUNTY DURHAM



A delightful character property with remarkable
expansive accommodation for a unique opportunity
in a beautiful market town

Barnard Castle 9.9 miles | Kirkby Stephen 18.3 miles | A1 (M) Scotch Corner 22.8 miles
Darlington Rail Station 24.6 miles | Richmond 25.0 miles | M6 J38 Tebay 30.2 miles
Durham City Centre 30.1 miles | Durham Tees Valley Airport 31.3 miles
Newcastle City Centre 38.6 miles | Newcastle International Airport 42.5 miles





Accommodation in Brief

Entrance Vestibule | Sitting/Dining Room | Kitchen | Snug
Reception Room | Orangery | Study/Ground Floor Bedroom
Two Ground Floor WCs | Principal Bedroom Suite with Bathroom
Guest Bedroom with En-suite Bathroom | Two Further Bedrooms with
En-suite Shower Rooms | WC | Cellar

The Cottage

Open Plan Sitting Room/Kitchen | Bedroom with En-suite Shower Room

Outbuilding/Garden Office | Courtyard Garden







The Property

Blue Gentian House is a fantastic character property which has homed many families and businesses over the years. It has been a butchers shop, a homeware shop and two different restaurants, a B&B business and most recently a successful Café/Bar/Bistro; Cafe 1618. It is ready for your new vision and direction as a home or business or both!

The Blue Gentian is a rare violet indigenous to Teesdale and in 1964 the business here was called "The Blue Gentian", hence the house name today that harks back to the fascinating history of both the area and the property.

Blue Gentian House stands in a prime location providing interested parties with the option of a wonderful private family home or to explore the potential presented by this business and lifestyle opportunity. The house offers extensive accommodation and an incredibly versatile layout with wonderful period features and nooks and crannies. The property includes a front sitting/dining room (originally the café bar) with large cellar with power and lighting below, an impressive dining kitchen with central island, snug and expansive orangery and bar (formerly the restaurant). The sleeping accommodation options are generous with potential for six bedrooms, five with en-suite facilities.

The detached cottage is full of character and charm, with exposed stone work and wooden beams. There is an open plan sitting room/kitchen and the first floor has a double bedroom and an en-suite shower room. The cottage could provide accommodation for guests, a dependent relative or an additional income stream as a holiday let or Airbnb, subject to the necessary consents.

The large private garden area, stone outbuilding and large wooden shed offer even further scope.



Local Information

Blue Gentian House is located within the small and picturesque market town of Middleton-in-Teesdale which is situated to the north side of Teesdale between the two nearby villages of Newbiggin and Eggleston and a few miles to the north west of Barnard Castle. Surrounded by glorious open countryside in the North Pennines Area of Outstanding Natural Beauty (AONB) it is perfectly placed for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery with High Force and Low Force Waterfalls and the Tees Valley Railway Walk all within close proximity.

Middleton-in-Teesdale offers a bank, butchers and various other shops. There is a doctor's surgery, public houses, cafés, French restaurant, post office, church, village hall and regular community events and activities. Barnard Castle offers a wider range of facilities with a range of shops, banks and hospital together with further recreational, professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District National Park. Both Durham and Newcastle are also within easy reach and provide comprehensive cultural, educational, recreational and shopping facilities.

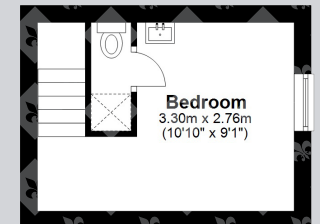
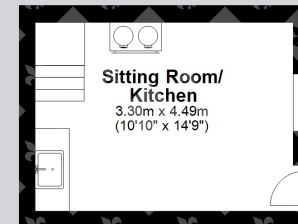
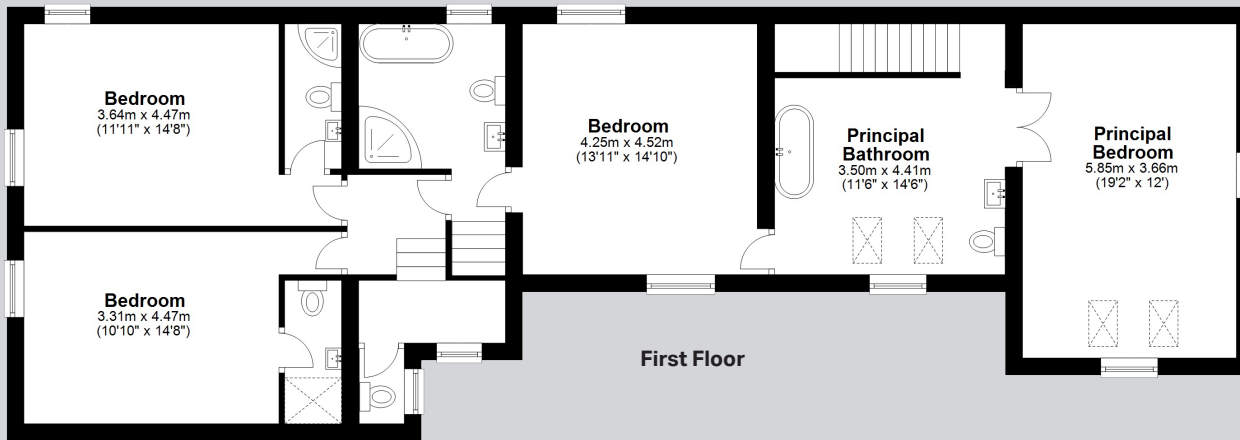
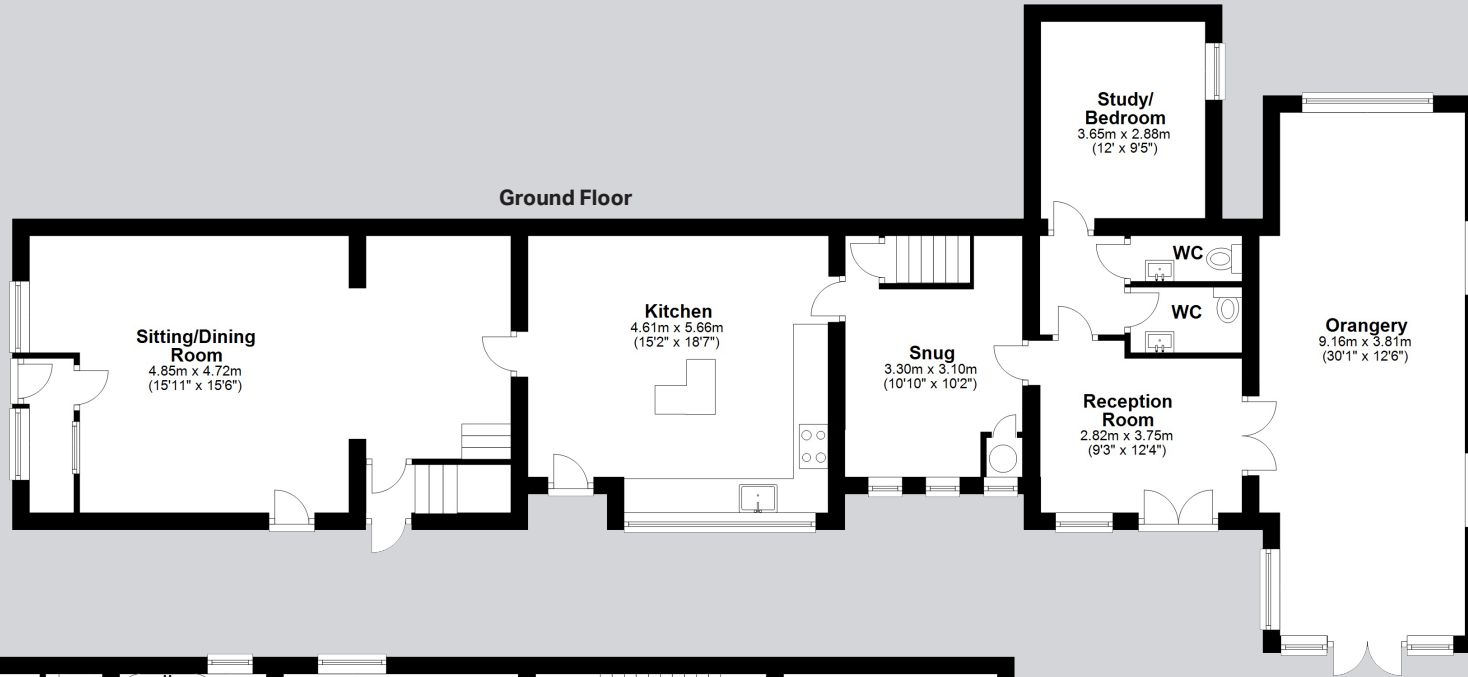
For schooling, there is a nursery and primary school in the village whilst secondary schooling is available at Teesdale School in Barnard Castle and the prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

For the commuter, the A66, A67 and A1 (M) provide excellent road links to the regional centres of the North East, North West (via the M6) and Yorkshire. The railway station in Darlington provides main line services north and south and both Durham Tees Valley Airport and Newcastle International Airport are very accessible.





Floor Plans



Total area: approx. 314.6 sq. metres (3386.2 sq. feet)

Directions

From Barnard Castle take the B6277 heading north west, passing through Cotherstone and Romaldkirk and following signs for Middleton-in-Teesdale. Cross the River Tees on this road into Middleton-in-Teesdale. At the T-junction turn left and Blue Gentian House is a short distance ahead on the right-hand side.

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.

Services

Mains electricity, water and drainage. Oil-fired central heating.

Postcode

DL12 0QG

Council Tax

Band TBC

EPC

Blue Gentian House - Rating D
The Cottage - Rating G

Tenure

Freehold

Viewings Strictly by Appointment

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