

Gilystone House

BOLDRON | BARNARD CASTLE | COUNTY DURHAM



FINEST
PROPERTIES



A beautiful, high specification village property,
boasting contemporary design and lovely views

Barnard Castle 2.5 miles | A1 (M) Scotch Corner 14.1 miles | Richmond 14.7 miles
Darlington Rail Station 18.7 miles | Durham City Centre 27 miles | Teeside International Airport 27.1 miles





Accommodation in Brief

Ground Floor

Entrance Hall | WC | Kitchen/Dining Room | Family Room | Sitting Room
Play Room/Study | Utility Room

First Floor

Landing | Bedroom One | Ensuite | Dressing Room | Bedroom Two
Ensuite | Dressing Room | Two Further Bedrooms | Bathroom
Bedroom/Study







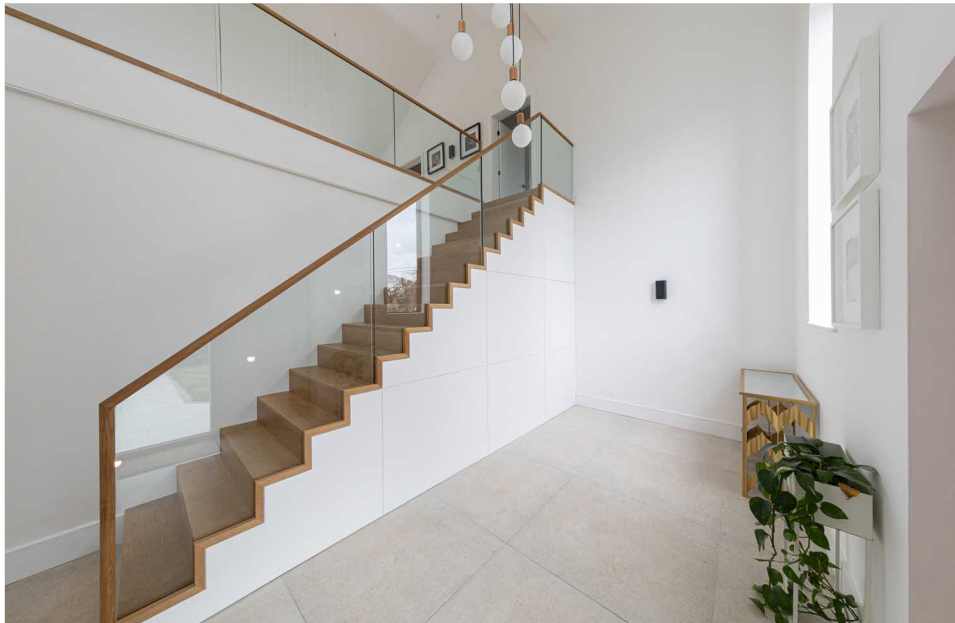
The Property

Located in the charming village of Boldron, this immaculate, modern property stands out with its contemporary architecture and meticulous attention to detail. First occupied in October 2021, the property features a stone façade on the north side that complements the village aesthetic, while the south side showcases a modern mix of larch cladding, powder-coated aluminium, and expansive glazing. The principal bedroom on the first floor boasts floor-to-ceiling windows and French doors leading to a balcony, offering wonderful views of the open countryside and woodland.

Inside, the house reveals a distinctly modern and minimalist decor, with a monochromatic style accented by soft colour tones. Characterized by sleek, flush finishes and contemporary aesthetics, the main living areas are stylish and designed for modern living. The ground floor centres around a spacious kitchen and dining area equipped with high-end Bosch integral appliances, a boiling water tap, a Bora induction hob with integrated extraction, and under-cabinet lighting. The sitting room features a bespoke media wall, a Stovax inset log burner, and large windows that cast ample light into the room while framing the rear garden.

The entire ground floor is equipped with underfloor heating alongside fully programmable lighting, both of which can be controlled through a smart home system.

The first floor is accessible via an oak staircase leading to a mezzanine landing that overlooks the kitchen, creating an impressive open space. The master bedroom is designed as a private retreat, complete with an ensuite bathroom, a dressing room, and a private balcony that offers picturesque views of the surrounding countryside. Additionally, a second bedroom suite is equally well-appointed with its own ensuite bathroom and dressing room. Three additional bedrooms and a full bathroom accommodate family and guests with equal luxury, each space maintaining a clean and streamlined look. Motorized blinds have been installed throughout the property, ensuring that privacy is never an afterthought.









Externally

The surrounding gardens are meticulously designed to cater to both privacy and entertainment. They feature a stone-cobbled driveway that comfortably accommodates 5 to 6 vehicles, and a spacious patio equipped with a pizza oven and extensive seating areas, perfect for gatherings. Enhancing the home's security, the property includes CCTV surveillance. Additionally, there's a small, fenced paddock, complete with a turning point and accessible through a 5-bar gate, providing ample space for outdoor activities.

The property also offers potential for development, with provisions already in place for a detached stable or field shelter.





Local Information

Boldron is a charming village near Barnard Castle in County Durham, nestled in the stunning Teesdale, an Area of Outstanding Natural Beauty (AONB). The Yorkshire Dales National Park is also conveniently located within a 15-minute drive, offering abundant natural beauty and outdoor activities.

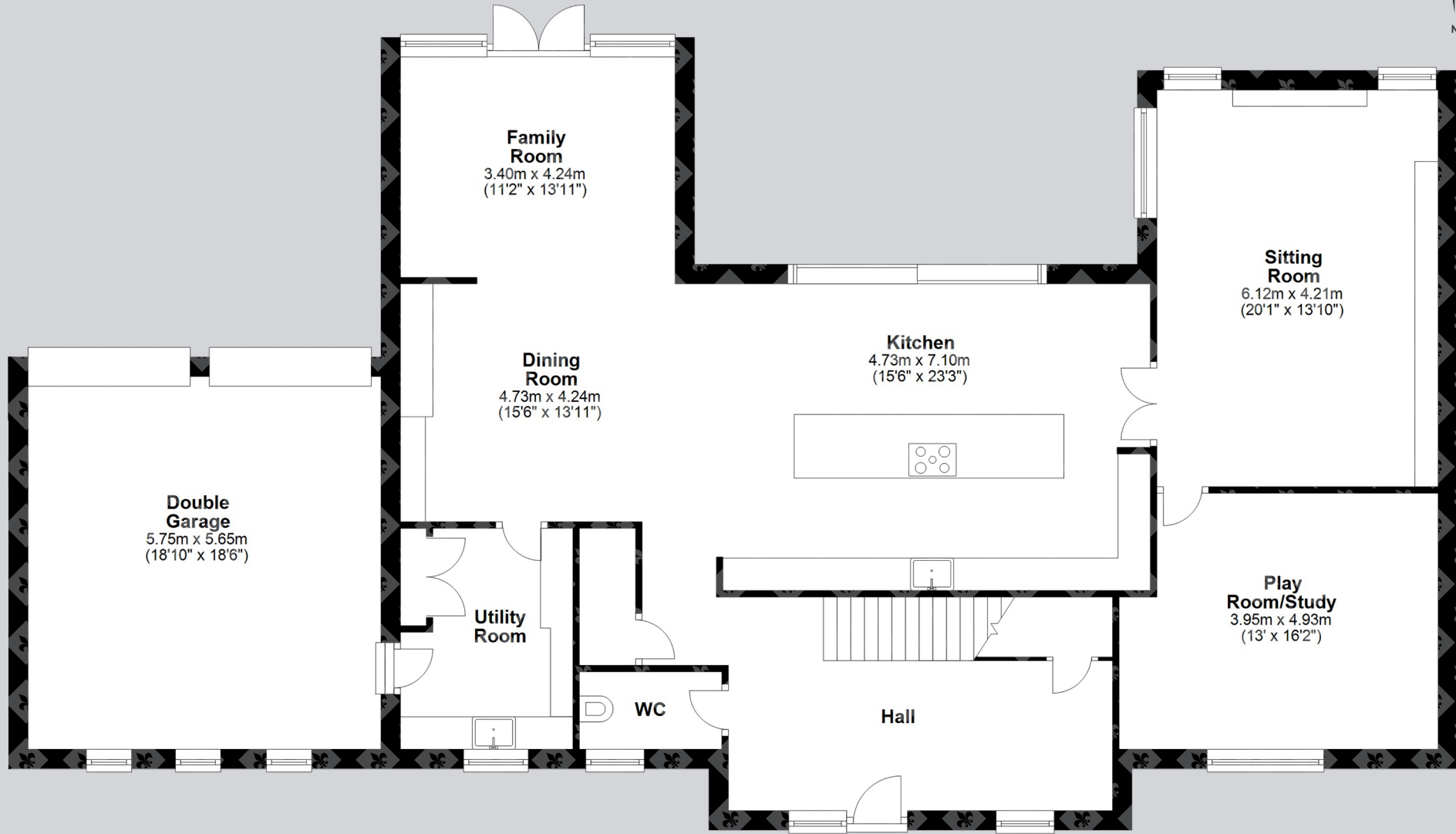
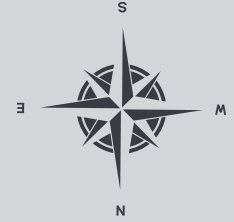
The village of Boldron boasts a strong community spirit, centered around the community-run Pinfold Club. This local public house is a short distance from the property and frequently hosts quiz nights and live music events, making it a vibrant hub for social gatherings. There is an abundance of walking routes around the village and nearby, including popular spots such as Barnard Castle, river walks along the River Tees, the Bowes Museum grounds, and Egglestone Abbey.

Barnard Castle, a historic market town, is only a 35-minute walk or a 5-minute drive away, providing a range of amenities including shops, cafes, and cultural attractions like the Bowes Museum and the ruins of Egglestone Abbey. The town is also a gateway to picturesque walks along the River Tees and through its surrounding countryside.

For those commuting or looking to explore further afield, the property offers excellent access to the A66, making Darlington and Richmond reachable within 30 minutes by car, and the Lake District and Penrith just 45 minutes away.

Education is well catered for, with several Ofsted outstanding primary schools in the vicinity, and the prestigious Barnard Castle private school within a 5-10 minute drive.

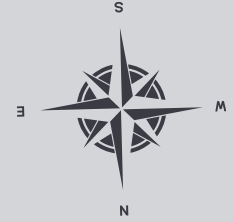
Floor Plans



First Floor

Total area: approx. 329 sq. metres (3541.33 sq. feet)

Floor Plans



Second Floor

Total area: approx. 329 sq. metres (3541.33 sq. feet)

Directions

Start your journey in Corbridge by heading south on Princes Street, also known as B6321, towards Middle Street/B6529. Shortly after beginning, take a left onto Main Street, or B6530, and continue on this route for about 2.4 miles. When you reach the Styford Roundabout, take the fifth exit onto A68. Stay on A68, passing through the Broomhaugh Roundabout by taking the second exit, and continue for a total of 6.5 miles along the A68.

After this stretch, make a right turn and proceed for 0.4 miles, then turn right onto B6278. Follow B6278 for 9.4 miles, then briefly join A689 by turning right, followed quickly by a left turn back onto B6278. Continue on B6278, making a right turn to stay on it after 0.7 miles and follow for another 11.1 miles. Next, turn left onto Folly Bank/B6282, continue for 0.6 miles, and then proceed again on B6278 for 4.9 miles.

Turn right onto Galgate, which is part of A67, and continue following A67. At the upcoming roundabout, take the second exit onto The Bank, and stay on A67. After half a mile, turn left onto Bowes Road/A67 and drive for 0.3 miles.

As you approach Boldron, turn left onto Dark Lane and after 0.1 miles, turn right at Boldron Lane. Continue for 348 feet, make another right turn, and after 1.3 miles, turn left onto West Lane to arrive at your destination.

Google Maps



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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 waste. Air source heat pump (4+ years remaining on government backed RHI scheme (circa £1,800) per annum. Mechanical ventilation heat recovery system.

Underfloor heating throughout the ground floor.

Additional low and zero carbon energy sources:

Solar photovoltaics.

Fibre Broadband is currently being installed within the village.

Postcode

Council Tax

DL12 9RF

Band G

EPC

Tenure

Rating A

Freehold

Viewings Strictly by Appointment

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