



BOWBANK HOUSE

Bowbank, Middleton in Teesdale, County Durham



BOWBANK HOUSE

BOWBANK, MIDDLETON IN TEESDALE,
COUNTY DURHAM, DL12 0NT

A HANDSOME AND SUBSTANTIAL, GRADE II LISTED,
FOUR BEDROOM, DETACHED COUNTRY RESIDENCE BOASTING
WELL PROPORTIONED ACCOMMODATION COMPLEMENTED
BY A METICULOUSLY MAINTAINED GARDEN, AMPLE PARKING
AND A GARAGE/WORKSHOP OFFERING POTENTIAL TO CREATE
ADDITIONAL ACCOMMODATION.

Accommodation

Hall • Living Room • Dining Room • Study • Breakfast Kitchen • Garden Room
Rear Entrance Lobby/Boot Room • Utility • First Floor Landing • Three En-suite Double
Bedrooms • Secondary Staircase Rising to a Fourth Double Bedroom with En-suite

Externally

Beautifully Landscaped Lawned Rear Garden with Chicken Pen
Garage/Workshop • Ample Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01388 487000

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Tel: 01969 600120

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Tel: 01642 710742



Situation & Amenities

Middleton in Teesdale 2 miles, Barnard Castle 10 miles, Kirby Stephen 17 miles, Darlington 25 miles (all distances are approximate). Nearby Middleton in Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton in Teesdale. State secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

Accommodation – Ground Floor

The property is entered into a spacious hall with a secondary glazed sliding sash window to the front aspect, characterful exposed beamed ceiling, return staircase to the first floor and doors leading off the ground floor accommodation.

The living room is located to the rear of the property and is dual aspect with two sliding sash windows both with window shutters, double French doors opening to the rear garden and a Much Wenlock multi-fuel stove set on a sandstone hearth and surround.

The dining room is similar in size and has a sliding sash window with fitted shutters overlooking the rear garden. There is an exposed painted beamed ceiling and a feature fireplace.

A study is located at the end of the hallway and is placed to the front of the property with sliding sash window fitted with shutters.

The cloakroom is off the spacious hall and is ample in size offering a pedestal wash basin and WC.

The breakfast kitchen is the heart of this family home and has a variety of fitted wall and base units with contrasting work surfaces, tiled splashbacks and sink with mixer tap and draining board. There is space for a washing machine, dishwasher and range style cooker along with an integrated extractor hood. There are two secondary glazed sliding sash windows to the front aspect along with a door opening to the exterior and a double door under stairs larder cupboard. There are two openings through to the garden room and a staircase rising to one separate bedroom.



The garden room is a more recent addition giving a more modern living space with three double glazed sliding sash windows enjoying an outlook over the pristine garden. A multi fuel stove creates a focal point. Leading off from here, is the rear entrance lobby/boot room which has doors to the exterior and boiler outhouse which houses the central heating boiler.





Accommodation – First Floor

There is a large decorative arched window to the front elevation of the landing, which makes a beautiful feature. Doors lead off to the first floor accommodation along with a large storage cupboard with an attic access hatch.

The master bedroom is a spacious double with secondary glazed sliding sash window providing an elevated look over the meticulously maintained garden. There are fitted wardrobes and a door opening to the en-suite bathroom which includes a bath, large walk in shower cubicle, WC, bespoke vanity hand wash basin, sliding sash window with fitted shutters and some decorative wooden wall panelling.

The second bedroom, again a double bedroom, benefits from three sliding sash secondary glazed windows to dual aspects, mainly providing views over the rear garden and also flooding the bedroom with natural light. There is a fitted wardrobe and a door leading through to an en-suite which has a WC, pedestal wash hand basin, corner shower cubicle and heated towel rail.

The final double bedroom accessed off the main staircase has a secondary glazed sliding sash window to the front aspect, fitted storage cupboard and a sliding door to an en-suite which offers a WC, pedestal wash hand basin, walk in large shower cubicle and heated towel rail.

The second staircase, accessed off the kitchen, leads to a fourth double bedroom which has a vaulted painted beam ceiling, three windows to dual aspects, two storage cupboards and a door to an en-suite with a large walk in shower cubicle, pedestal wash hand basin and WC.

Externally

There is a pleasantly sized and very well maintained lawned garden to the rear aspect of the property with pristine borders and an enclosed chicken pen. There is a timber outhouse with a lean-to log store located within the garden.

Garage/workshop with double timber doors opening onto the road and personnel door to the rear garden. This space offers huge potential to create additional living space, if desired (all subject to obtaining the necessary permissions and consents).

The property is set back from the road and therefore provides parking for three vehicles. There is additional parking at the side of the property.



Services

Mains electricity, borehole water supply, oil fired central heating and drainage is to a private septic tank.

Tenure, Local Authority & Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Durham County Council Tel: 03000 260000. For Council Tax purposes, the property is banded F.

Areas, Measurements & Other Information

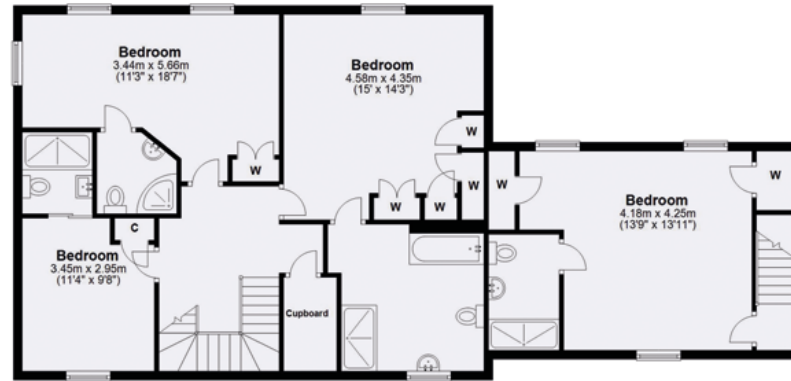
All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Wayleaves, Easements & Rights of Way

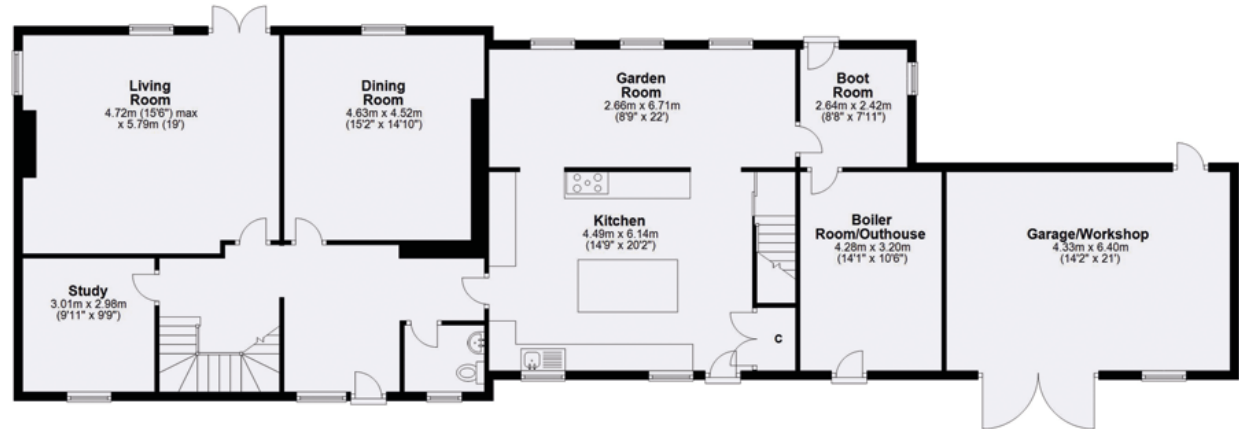
Bowbank House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Viewings

Strictly via appointment only with the Agents GSC Grays Tel: 01833 637000.



First Floor



Ground Floor

Bowbank House Bowbank

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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Particulars written: January 2020
Photographs taken: August 2019

