

Market Place, Middleton-In-Teesdale, County Durham, DL12 0QG

£420,000

An impressively substantial & very versatile 5/6 bed period home in the heart of this desirable Teesdale village. Courtyard garden and 6 useful store/workshop areas. Lots of exciting layout and usage options.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this unique and substantial period property, most conveniently situated in the centre of this highly desirable Teesdale village. This well-presented property provides a rare opportunity for multiple layout and usage opportunities. Currently a very large family home, with options for extended family and multi-generation living. Alternatively, it could make an excellent holiday let (all or part), or a bed & breakfast. Features include: large rooms, tasteful decoration and fixtures, plentiful natural daylight, oil central heating, second staircase, majority PVCu double glazing and character features. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, charm, space, layout, opportunities and value.

PROPERTY SUMMARY

The extensive accommodation is extremely versatile, with some rooms having multiple use options. In brief, there are potentially 5/6 bedrooms, 5 bathrooms and 4 reception rooms. There is also a useful 2 room cellar. Externally, the property has a pleasant and enclosed rear courtyard. There are 6 useful store/workshop rooms to the rear, which offer further options (workshop, income, storage or even development (subject to planning)).

LOCATION

The property is situated in the centre of the highly desirable and established working village of Middleton-In-Teesdale. There is a rich and abundant selection of amenities in the village, including hotels, a doctor's surgery, pubs, restaurants, shops, schooling, churches and a social club. The village benefits from high speed fibre optic broadband connections. There is also convenient access into Bishop Auckland, Barnard Castle, Durham and Darlington centres, with the many further amenities and transport links on offer there. Popular with residents and tourists this Area of Outstanding Natural Beauty (AONB) is an ideal base for those keen to explore the picturesque surrounding countryside and attractions such as High Force waterfall. The A1 and A56 are easily accessible, making the area a popular choice for commuters who wish to enjoy a convenient yet rural lifestyle. There is also a regular bus service to Barnard Castle. Newcastle Airport and Teesside International Airport are also within easy reach.

DIRECTIONS

Sat Nav location: DL12 0QG.

GROUND FLOOR

Large panelled front door, inner vestibule, inner hallway and main staircase.

Lounge 25' 10" x 12' 2" (7.87m x 3.71m) max.

Large main reception room with twin front windows. 2 doors to the hallway.

Dining Room 15' 6" x 11' 11" (4.72m x 3.63m)

Formal dining room with twin front windows.

Utility / Second Kitchen 14' 9" x 9' 9" (4.49m x 2.97m)

Well proportioned fitted kitchen with rear window and housing the oil boiler.

Shower Room 10' 10" x 6' 11" (3.30m x 2.11m)

Spacious room with fitted shower suite.

Bedroom & En-Suite 18' 5" x 8' 10" (5.61m x 2.69m) max overall.

Double bedroom with rear window and en-suite shower room.

Sitting Room/Snug 12' 7" x 9' 7" (3.83m x 2.92m) max.

Rear window.

CELLARS 21' 9" x 18' 3" (6.62m x 5.56m) max overall.

Comprising 2 rooms, with good ceiling height, power and light.



FIRST FLOOR

Large central landing with a lightwell providing plentiful natural daylight.

Formal Lounge 18' 3" x 15' 8" (5.56m x 4.77m)

A most impressive and stylish living space with twin front windows and ornate feature fireplace.

Dining Kitchen 17' 8" x 10' 1" (5.38m x 3.07m)

Modern and stylish fitted kitchen with integrated appliances, generous dining area and twin rear windows.

Bedroom 15' 7" x 10' 2" (4.75m x 3.10m)

Large double bedroom with front window. Door to the main bathroom, enabling en-suite if required.

Bathroom 14' 3" x 10' 6" (4.34m x 3.20m)

Large and stylish family bathroom with freestanding bath suite and large separate shower cubicle. Side and rear windows.

Bedroom & En-Suite 14' 9" x 9' 5" (4.49m x 2.87m) max overall.

Double bedroom with rear window and en-suite shower room.

Bedroom & En-Suite 15' 11" x 12' 4" (4.85m x 3.76m) max overall.

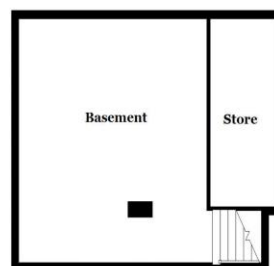
Double bedroom with rear window and en-suite shower room.



Ground Floor



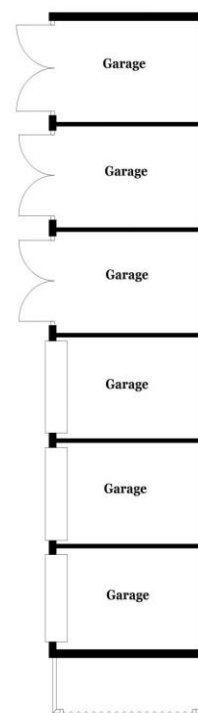
Basement



First Floor



Garage Block





OUTSIDE STORES/WORKSHOPS 12' 10" x 8' 0" (3.91m x 2.44m) each garage approx.
A row of 6 brick/stone garage style rooms, providing useful workshop/storage space, but with many alternative uses, including rental income, home business or adaptation (subject to any required permissions).

OUTSIDE

An enclosed, paved rear courtyard provides a pleasant and private area for relaxing and entertaining. Garden stores and rear access gate.

AGENT'S NOTES

The house also owns the rear cobbled access lane adjoining the garages, which can provide some parking (subject to neighbours' rights of way and access requirements).

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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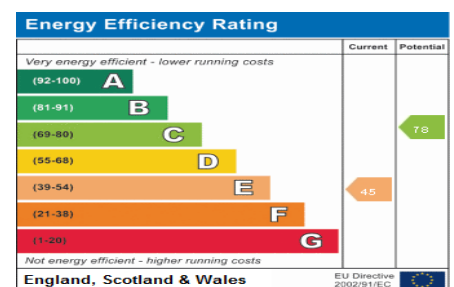
Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: E.

These details were prepared / amended on: 11/04/2024



AGENT'S STANDARD DISCLAIMER

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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