





Maiden Bower

Westgate, Weardale

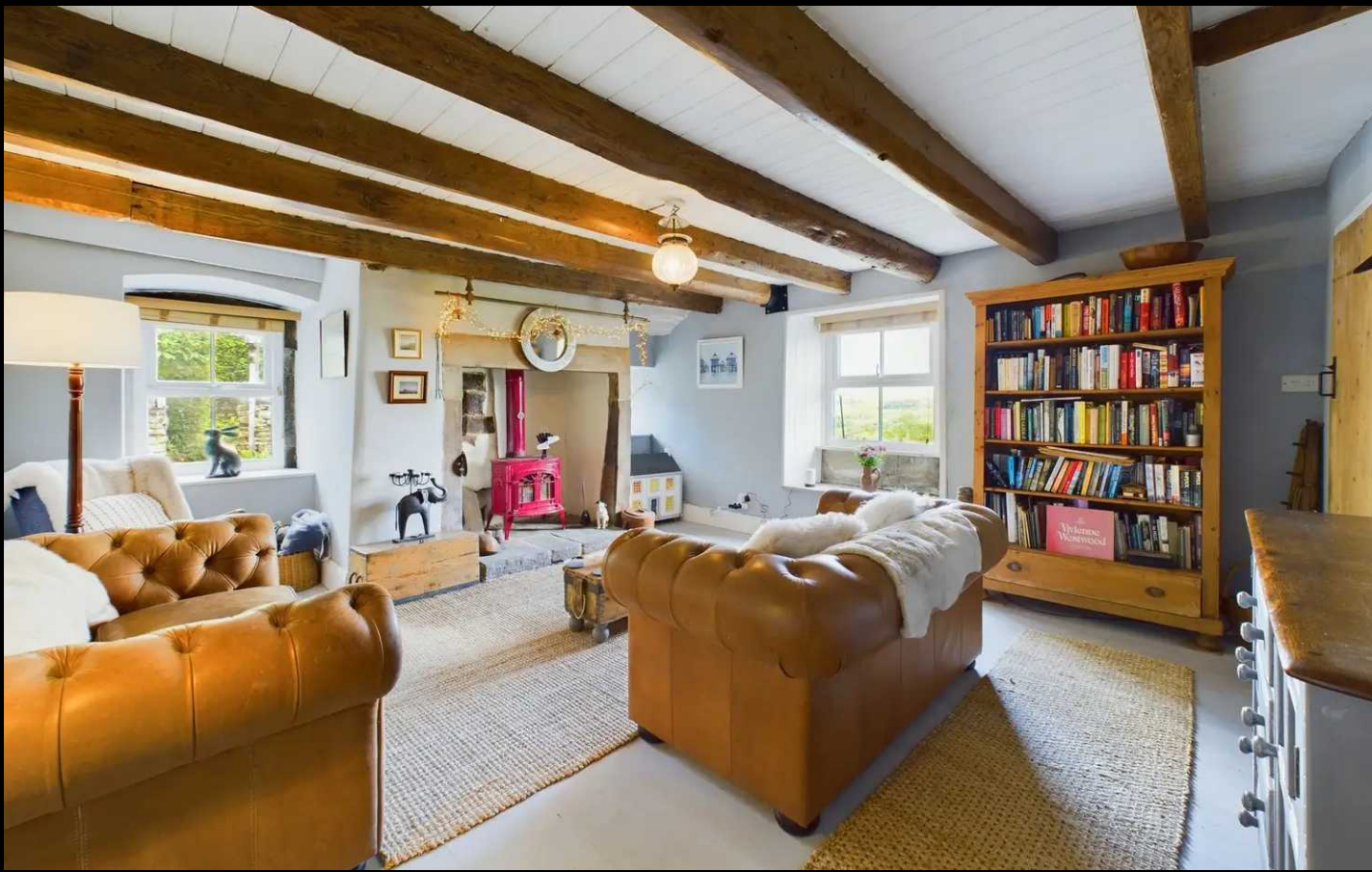


Charming 18th Century Weardale miners cottage, extended & modernised, with stunning countryside views. 3 beds, 2 living rooms, spacious kitchen/diner, garden with greenhouse & shed, patio, driveway, vegetable garden, orchard, stable block. Offers character & comfort. A must-see!

Council Tax band: C

Tenure: Freehold

- 3 bed detached stone farmhouse.
- Unique, extended and modernised 18th Century miners cottage.
- Dating back to around 1770
- Original features such as exposed ceiling beams, exposed stone walls, "the netty" and bread oven
- Log burner in living room 1 and multifuel burner in living room 2
- Outstanding uninterrupted views from every room in the house
- Gardens PLUS patio areas
- Traditional gypsy caravan PLUS stable block comprising loose box, tack room and wood store
- Country style kitchen with Rayburn stove
- Electric underfloor heating in the extension



Entry

4' 5" x 4' 5" (1.34m x 1.35m)

Upon entering the property through the front door you find yourself in the entrance porch which provides direct access through to the main hallway. The porch benefits from 2 uPVC dual aspect windows both boasting fantastic views, a stone floor and wood panelled walls.

Hallway

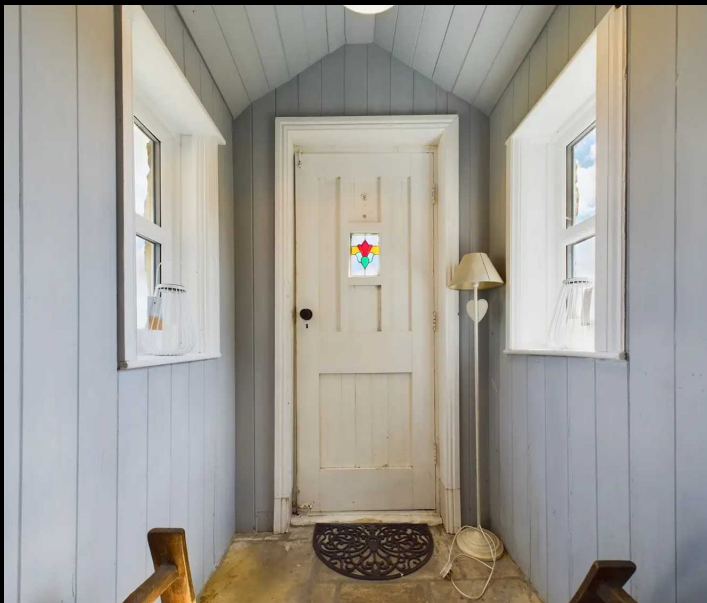
3' 1" x 4' 3" (0.95m x 1.29m)

Accessed directly via the entrance porch through a glazed door is the hallway, which provides access through to living room 1 on the right or to the first floor accommodation via a staircase. The hallway is neutrally decorated and features wood panelled walls, exposed ceiling beams and wood floors.

Living room 1

17' 3" x 15' 4" (5.27m x 4.68m)

Accessed directly via the hallway and found at the front of the property is living room 1 which dates back to around 1770 and forms part of the original cottage. Living room 1 is a spacious and character filled room boasting traditional features including exposed ceiling beams, log burner fireplace with stone surround and hearth, behind which, sits what is believed to be the most complete bread oven in Weardale. The room also features wood floors, a spacious understairs cupboard and 2 large uPVC sash style windows, one of which is complete with a window seat to enjoy the uninterrupted countryside views.





Kitchen

17' 7" x 18' 8" (5.35m x 5.68m)

Accessed through living room is the beautiful farmhouse style kitchen built in 1989 on the exact footprint of the original, but ruined, stone barn. The kitchen is a large and bright room boasting 2 uPVC sash style windows with far reaching open countryside views, reclaimed stone floor, a Rayburn stove with brick surround that provides the central heating and hot water for the property, Belfast sink with marble top surround and ample space to accommodate a dining table plus further free standing furniture.





Living room 2

13' 4" x 16' 8" (4.06m x 5.07m)

Accessed through the kitchen and found on the western gable of the property is living room 2 known by the current owners as 'the arch room' due to the large arched window which frames outstanding open views to the West and fills the room with natural light. The arch room is a later addition to the property built in 2005, using reclaimed materials, largely from a ruined manor house near Stanhope, and boasting a vaulted ceiling with exposed ceiling beams, hand-made tiled floor, electric underfloor heating, a multifuel Pittsburgh stove, neutral decoration and an external access door.

Ground Floor Bathroom

14' 8" x 5' 4" (4.48m x 1.63m)

Accessed via living room 2 is the downstairs bathroom which provides a 3 piece bathroom suite including; a large shower cubicle with electric shower, traditional style hand wash basin and a WC complete with 'The Albion Bath Co' toilet cistern. The bathroom was added in 2005 and benefits from underfloor electric heating, hand-made tiled floors, exposed ceiling beams, spotlights and a uPVC sash style window.





Utility room

7' 7" x 5' 3" (2.32m x 1.59m)

Accessed directly via the kitchen is the stone-floored utility room, with exposed timbers, which benefits from the space and associated plumbing to accommodate a washing machine, an additional fridge/ freezer and also currently houses an electric oven and hob.

Boot room

18' 5" x 8' 11" (5.62m x 2.73m)

The boot room is accessed directly via the kitchen or externally via a uPVC door at the side of the property, it is a wonderful space filled with character. Formally the old goat byre, with access to the original barn, now the kitchen, the property's boot room boasts original ceiling beams, exposed stone walls, candle recess, 2 roof lights and a log burner, this room offers versatility and would make a charming home office, playroom or snug.





Landing

(1.79m x 2.91m) PLUS (2.99m x 1.15m) The first floor landing provides access to the property's 3 bedrooms and main bathroom, the landing is bright and neutrally decorated featuring exposed ceiling beams, a roof light and space for an office, reading or seating area.

Bedroom 1

17' 6" x 8' 10" (5.33m x 2.69m)

Positioned within the part of the property, which was extended in 1989, accessed via the landing and found at the front and western end of the house, is bedroom 1, which is a spacious and bright double bedroom with the benefit of 2 uPVC sash style windows with fantastic countryside views. The bedroom boasts a wood floor, tasteful decoration, loft access and ample space for free standing storage furniture.





Bedroom 2

8' 2" x 16' 0" (2.48m x 4.89m)

Positioned within the original circa 1770 part of the house, accessed via the landing and found at the Eastern gable end of the property is bedroom 2, which is a bright and generously proportioned double bedroom featuring a large uPVC sash style window with views over the front of the property and the hills beyond. Bedroom 2 benefits from neutral decoration, exposed ceiling beams, loft access and ample space for free standing storage furniture.

Bedroom 3

6' 5" x 11' 5" (1.96m x 3.47m)

Accessed directly via the landing and found at the front of original part of the property is bedroom 3 which is a good sized single bedroom boasting uPVC sash style window with fantastic views, inbuilt storage cupboard, exposed ceiling beams, neutral and tasteful decoration plus space for additional storage furniture.





Bathroom

11' 1" x 9' 7" (3.38m x 2.91m)

Also positioned within the 1989 extension, accessed directly via the landing and found to rear and western end of the house, is the main bathroom which is beautifully appointed. The room provides a 3 piece bathroom suite including; a cast iron claw foot roll top freestanding bath, hand wash basin and WC. The bathroom further benefits from panelled walls, vinyl floor covering, roof light, neutral decoration and a large storage cupboard which currently houses the property's 90 gallon hot water tank easily heated by the kitchen's Rayburn stove .





GARDEN

The property benefits from multiple outdoor areas all of which are enclosed and bounded by fencing, hedging or dry stone wall with mature and established planting for privacy. Placed to enjoy the fantastic views this property has to offer is the raised patio area, laid to reclaimed whinstone setts that runs almost the entire length of the property and offers uninterrupted views to the South. To the Western Gable End of the property lies a mainly laid to lawn manicured garden with a selection of crab apple trees, complete with a further patio area ideal for outdoor dining, a greenhouse with gravelled potting area, and shed, protected by a large lilac and variegated holly. While to the Eastern end is a gravel driveway and has the benefit of an original stone outhouse ideal for outdoor storage. Beyond the driveway lies a further country cottage style garden with raised flower and vegetable gardens, with traditional "netty" which leads to a small lawned orchard with apple and plum trees, complete with traditional gypsy caravan and a timber stable block, comprising one large loose box, adjoining tack room, plus wood store.





DRIVEWAY

3 Parking Spaces

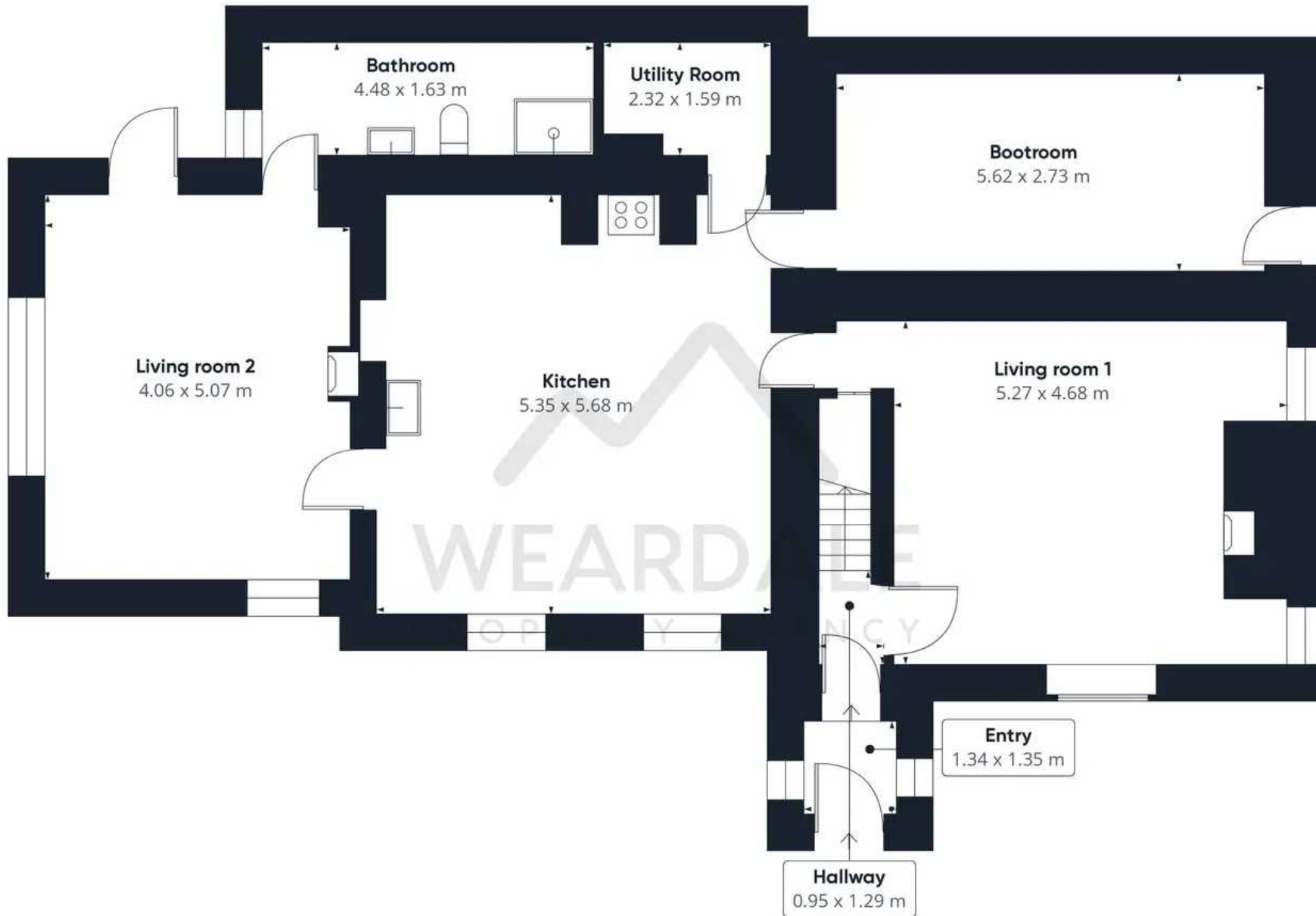
The main parking area is a tarmacked layby area, adjacent to a firewood storage space, with capacity for 5 cars. There are a further two areas which could be suitable to park an additional 3 vehicles within the property boundary. The first is to the Eastern end of the property and being a gravel driveway which is fully enclosed with a vehicular access gate, with a further space outside the gate. The second area is also enclosed and accessible via a further wooden gate and being the area outside the stable block at the far Eastern end of the plot.











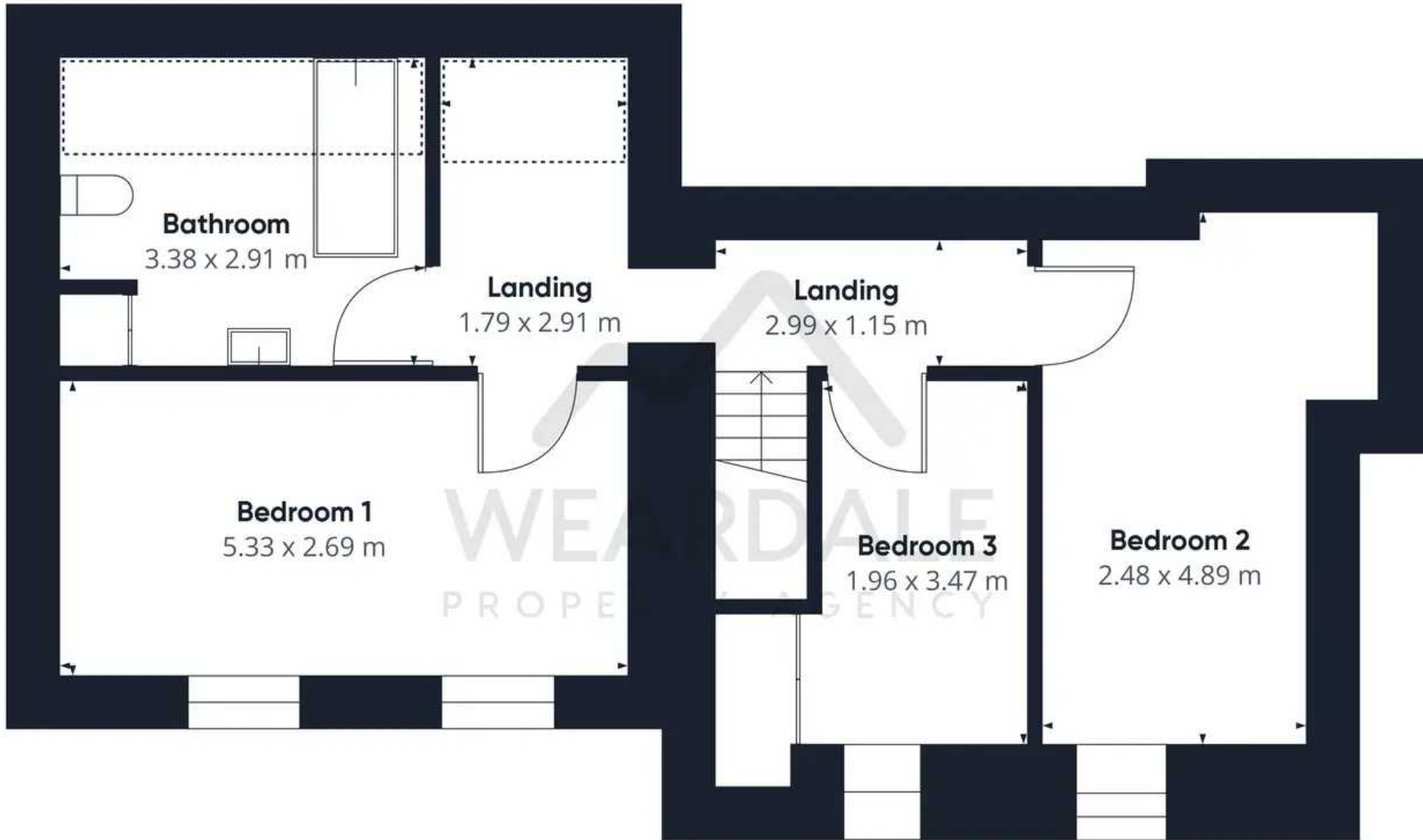
Approximate total area⁽¹⁾
109.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area⁽¹⁾

55.4 m²

Reduced headroom

4.55 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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WEARDALE
PROPERTY AGENCY

Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract.

All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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