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THE MILL HOUSE, MIDDLETON-IN-TEESDALE, DL12

Offers Over £350,000

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Delightful, Grade II Listed Stone Built Victorian Home Offering a Superb Position with a Beautiful Green Outlook, Lovely Lounge and Dining space, Re-Fitted Kitchen/Breakfast Room, Lower Ground Floor Study/Snug, Three Bedrooms, Family Bathroom & Extensive Private Lawned Gardens and Grounds with a Riverside Location & Off-Street Parking.

This exceptional, Grade II Listed, stone-built period home is ideally located within the beautiful and historic village of Middleton-In-Teesdale.

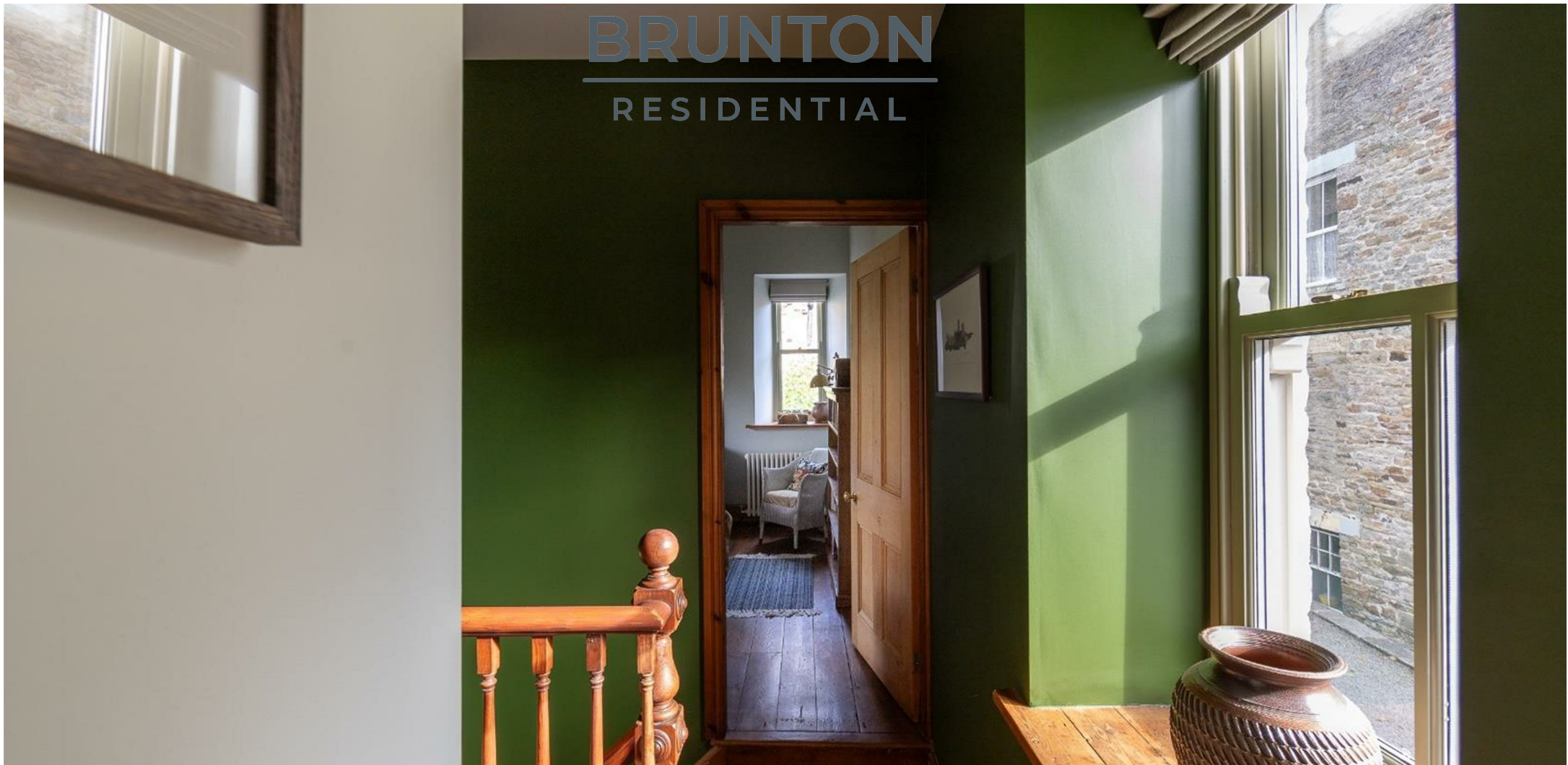
The Mill House, which is believed to date back to the mid 1800's, was originally purchased by the current owner approximately 4 years ago, and has since been sympathetically restored back to its current well-presented standard, retaining much of its original charm and character.

The desirable village of Middleton-in-Teesdale is well served by a wide range of amenities such as a popular village hall, doctors' surgery, pharmacy, several shops, post office, restaurants, public houses, and regular bus service. The village itself also offers a gym and monthly farmers market, with many annual activities taking place in and around the village as well as being ideally positioned to provide easy access to many stunning countryside walks.

The property is also situated only a short drive from The North Pennines Area of Outstanding Natural Beauty, the stunning High Force Waterfall, the historic village of Romaldkirk and the desirable market town of Barnard Castle, providing easy access to further amenities.

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The internal accommodation comprises: Lobby, which in turn gives access to a central entrance hall with a staircase leading to the first floor, under-stairs pantry cupboard and a door leading to the rear.

To the right-hand side of the hallway is a beautiful living room, featuring a large wood-burning stove with Inglenook fire surround and dual-aspect windows, including a charming bay window that offers views of the front gardens and towards river and waterfall.

A staircase from the lounge descends to the lower ground floor, where you will find a cosy snug/music room, also with dual-aspect windows, one of which overlooks the front gardens.

To the ground floor, the hallway leads to a spacious kitchen and dining room. The modern kitchen features a mix of wooden and stone work-surfaces, tiled flooring, integrated appliances, and a range cooker. The space also includes a central island with a breakfast bar and a bay window with window seat, making it ideal for casual dining.

To the first floor, the landing provides access to three well-appointed bedrooms. The principal suite boasts a vaulted ceiling with exposed roof beams and dual-aspect windows that offer picturesque views over the gardens and towards the river.

Two of the bedrooms are comfortable doubles, while the third is a smaller single room, and perfect for use as a study or single bedroom. This floor also houses a well-equipped family bathroom with a four-piece suite.

Externally, the property is surrounded by mature gardens that are placed to the front of the house and are filled with well-stocked and beautifully planted borders. The front garden also features two paved patio seating areas with steps leading down towards a lower terrace which enjoys views of the river and offering a stunning aspect towards the waterfall.

Among the highlights of the garden is a large, historic monkey puzzle tree, which is believed to date back to the late 1800s. Off-street parking is provided for two vehicles and is placed to the side and rear of the property.

Planning Permission has been granted for a lower-level conservatory to the rear of the property, and a separate detached garden room, full details of the plans can be found on the Durham County Council Planning Portal, website reference - DM/23/02634/FPA. and DM/22/02312/LB.

Well-presented throughout, with recently installed double glazed windows and electric central heating, this wonderful stone-built home simply demands an early inspection and viewings are strongly advised.



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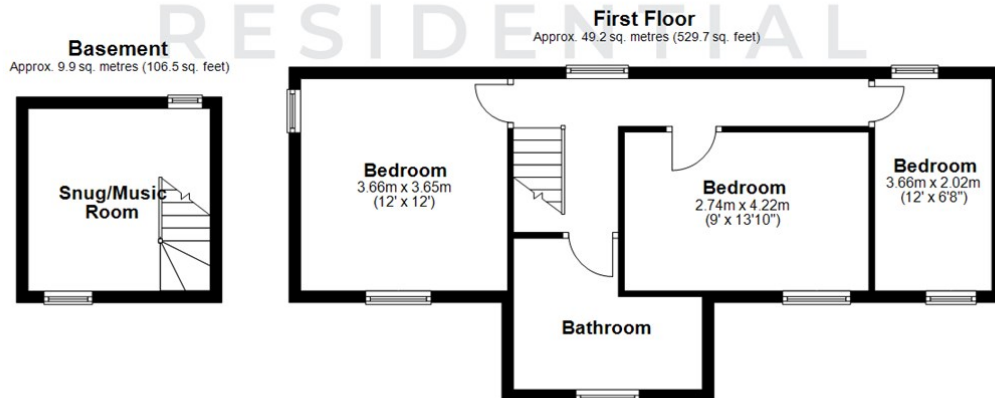
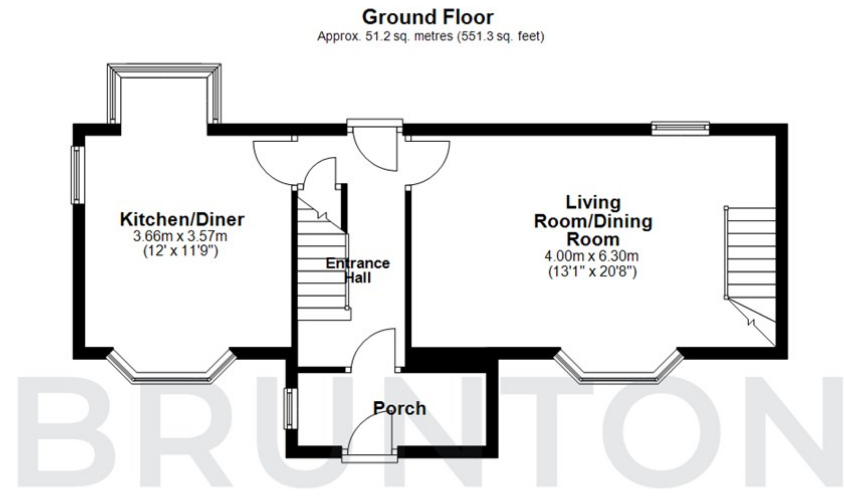
TENURE : Freehold

LOCAL AUTHORITY : Durham County Council

COUNCIL TAX BAND :

EPC RATING :

SERVICES :



Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	