

Bowes | Barnard Castle | County Durham

Bromhead











## Accommodation in Brief

### Ground Floor

Entrance Hall | Sitting Room | Dining Room | Study | Kitchen/Breakfast Room  
Utility Room | Shower Room | Rear Lobby

### First Floor

Principal Bedroom with En-suite Bathroom | Two Further Bedrooms  
Bathroom | Separate Staircase to Guest Bedroom with En-suite Shower Room

### Second Floor

Two Bedrooms | Bathroom | Plant Room

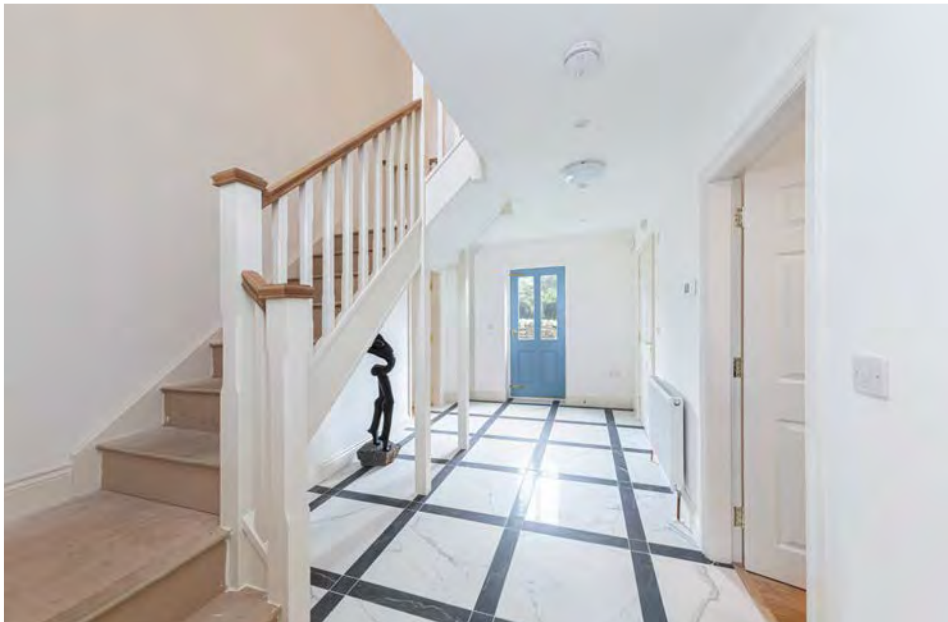
### Outbuilding

Tandem Garage | Offices | WCs | Store Rooms

### Externally

Driveway & Parking | Gardens | 0.33 Acres in All





## The Property

Bromhead is a substantial new build property, designed and constructed to an impressive standard and occupying an excellent plot in the peaceful village of Bowes and within a short stroll of the village hall, church and public house. The handsome stone-built property blends into the charming village surrounds, while high quality modern techniques and finishes provide comfort and efficiency for contemporary lifestyles. A substantial stone-built outbuilding offers extensive garaging, office space and store rooms, and in addition there is planning permission in place (Durham County Council planning ref. DM/22/00191/FPA) to also create a fabulous coach house within the plot. The coach house would provide further garaging, and the two storey design could also offer a potential annexe.

The front door opens to the bright and welcoming entrance hall with striking marble style flooring. For everyday access from the parking area there is a rear lobby/boot room linking to the entrance hall. The expansive sitting room stretches the full width of the property from front to rear with a woodburning stove set in a feature fireplace. Sash windows bring swathes of natural light, including a lovely bay window to one end. The room has beautiful engineered ranch wood style veneer flooring which is also found throughout the property with the exception of the kitchen, bathrooms and hallways. Across the hall from the sitting room is a useful ground floor shower room with WC.







The dining room offers more formal entertaining space, with the flexibility to use for a variety of purposes. There is access to the study which is ideal for working from home, or could become a quiet snug. The dining room leads to the superb kitchen/breakfast room which is sure to be at the heart of modern lifestyles and entertaining. A fine range of bespoke cabinetry with granite worksurfaces houses quality integrated appliances and there is also space for additional appliances such as a freestanding fridge and freestanding wine cooler. The elegant floor tiling has a charming heritage style. There is plenty of space for casual dining in the well-defined breakfast area, with a door into a lobby with access to the rear parking area and utility room with freestanding boiler and space for a washing machine. Stairs rise from this lobby to the first floor where a hugely generous guest bedroom occupies the south wing of the property, privately positioned from the rest of the accommodation. The soaring vaulted ceiling adds to the sense of space and the room is served by a superb en-suite shower room.

The main staircase leads from the entrance hall to the first floor landing and three double bedrooms. The principal suite has a dual aspect and a gorgeous en-suite bathroom with separate double shower. The other two bedrooms are served by the family bathroom; all of the bathrooms and en-suites are finished in elegant style with high quality fixtures and fittings.

Stairs continue to the second floor with two more double bedrooms and another bathroom. There is enormous flexibility in the layout and generous nature of the accommodation to configure rooms as play rooms, hobby and craft rooms, an extra office or a peaceful hidden snug, depending on individual needs. One bedroom also has access to the plant room containing the Megaflo water tank.







## Externally

Bromhead stands in a plot of around 0.33 acres in all in the heart of idyllic Bowes. A gated entrance leads through the stone wall boundary to a gravelled driveway that curves around to the rear of the house with with ample parking. The driveway approaches the large stone outbuilding which rests in the south west corner of the plot. This substantial building incorporates a tandem garage and a host of ancillary rooms. There are two spacious offices, perfect for keeping home and work life separate, along with store rooms and WC facilities.

Planning permission is in place for the construction of a detached coach house that would provide yet more secure parking. The coach house design offers a two storey building, with the option to create an upper gym. Interested parties may wish to investigate updating the plans to develop a detached annexe for guests or a dependent relative.

The gardens are mainly laid to well-kept lawn for ease of maintenance, with a south-facing patio catching the best of the sun throughout the day.



## Local Information

Bromhead is located within the picturesque village of Bowes, surrounded by glorious open countryside and just a short distance from Barnard Castle. Nestled between the North Pennines AONB and Yorkshire Dales National Park, the village is built around the medieval Bowes Castle and benefits from an active community village hall. The village pub is a charming, traditional coaching inn dating back 400 years. The surrounding countryside is perfect for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery. The market towns of Barnard Castle, Richmond and Darlington offer a wider range of facilities with a range of shops, banks and hospital together with further recreational, professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District. Both Durham and Newcastle are also within easy reach and provide comprehensive cultural, educational, recreational and shopping facilities.

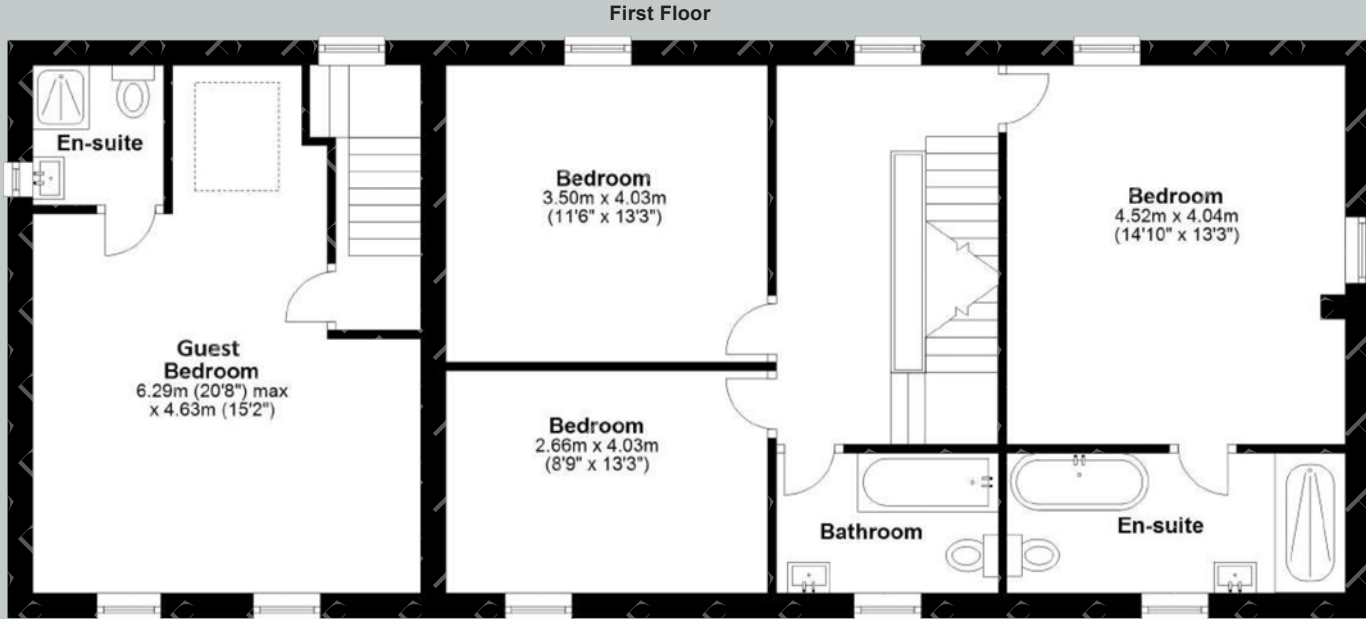
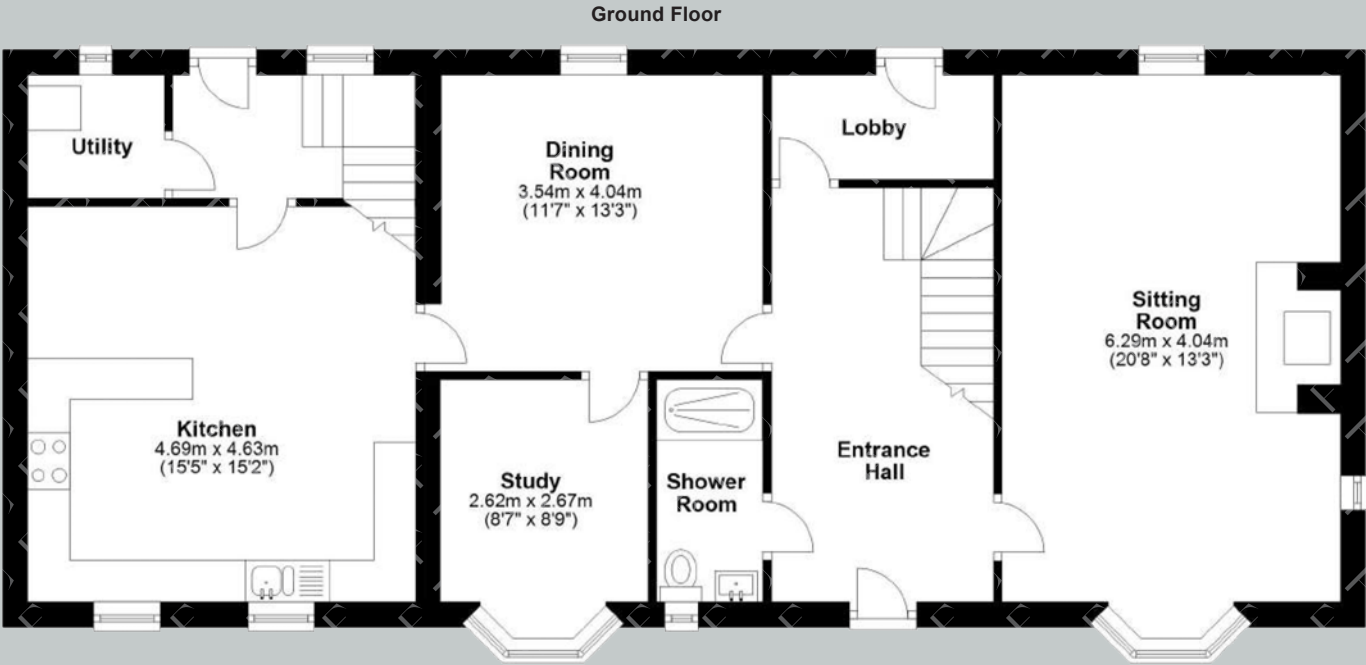
For schooling, there is a Primary School in the centre of Bowes, with other options in Barnard Castle. Secondary schooling is available at Teesdale School in Barnard Castle. The prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

For the commuter, the A66, A67 and A1 (M) provide excellent road links to the regional centres of the North East and Yorkshire. The railway station in Darlington provides main line services north and south and both Teesside International Airport and Newcastle International Airport are very accessible.



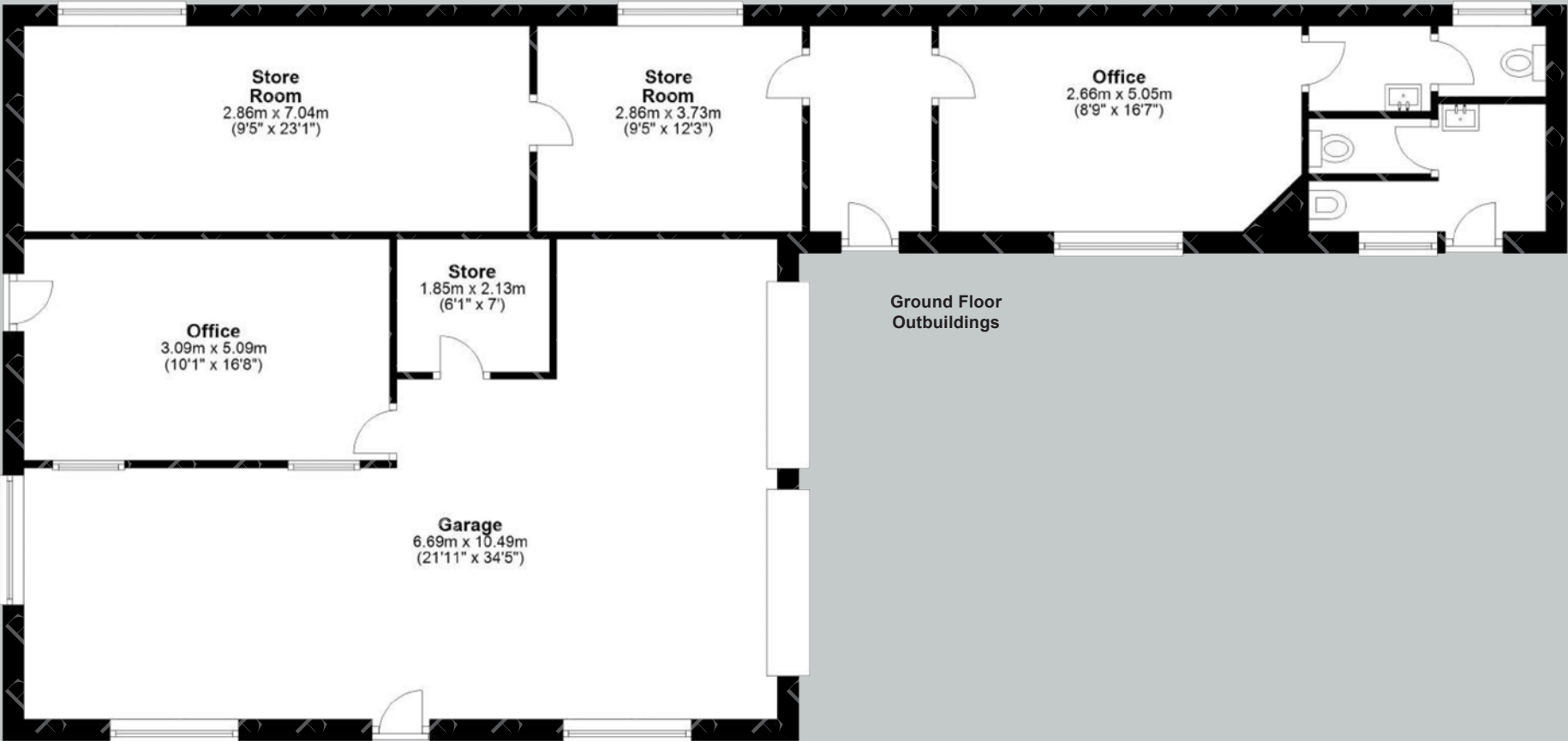
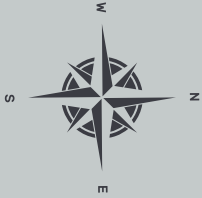
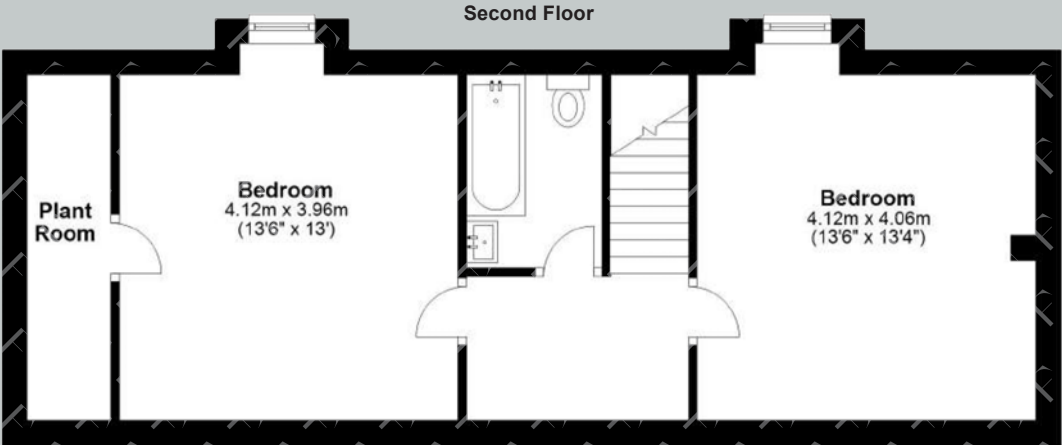


Floor Plans



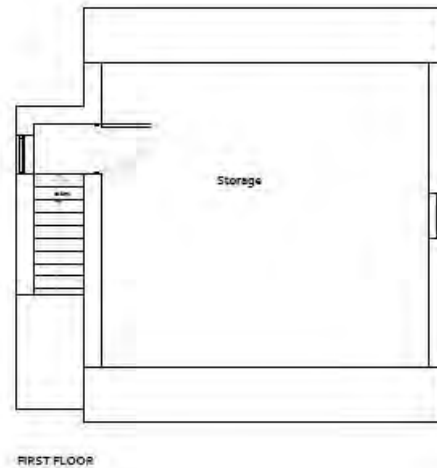
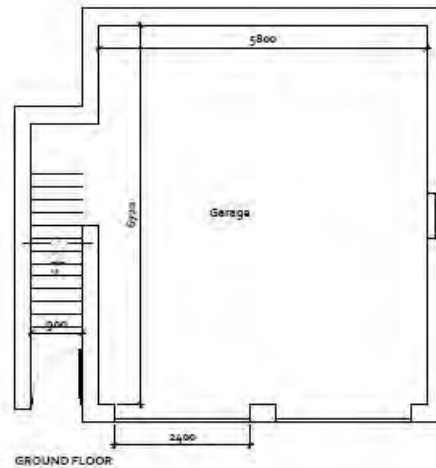
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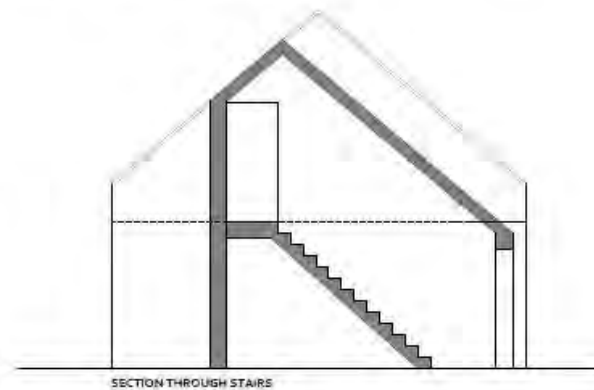
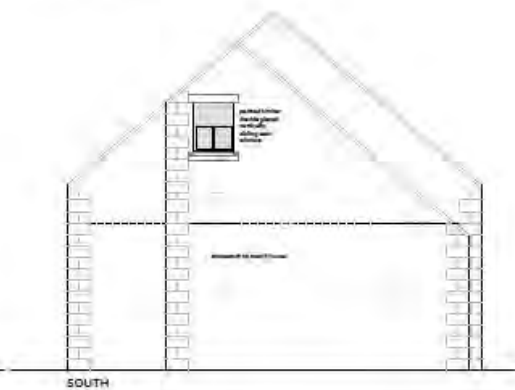
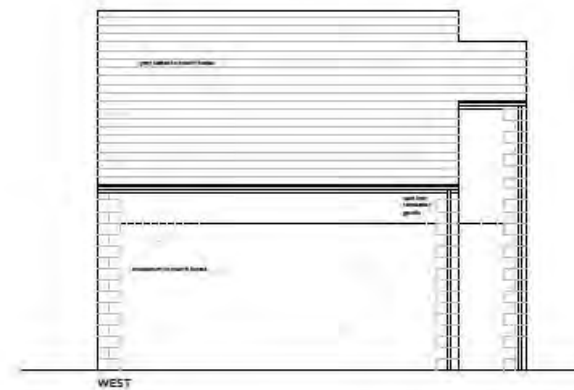
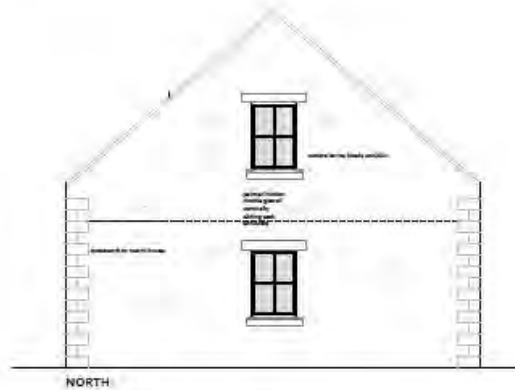




# Garage & Potential Annexe

## Plans and Elevations

For further information:  
Durham County Council Planning Ref.  
DM/22/00191/FPA



Google Maps

what3words



///puddings.richly.clicker

## 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 drainage.

Oil-fired central heating.

Postcode

DL12 9HT

Council Tax

Band TBC

EPC

Rating C

Tenure

Freehold

## Viewings Strictly by Appointment

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E: [contact@finest.co.uk](mailto:contact@finest.co.uk)









# Finest

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