



ADDISONS
PROPERTY • RURAL • VALUATION

Annams Barn

Bowes



EPC Rating: E



Price:

£290,000

Call for an Appointment

01833 638094

ABOUT THE PROPERTY

Tucked away in a quiet position within the village of Bowes lies this substantial barn conversion which provides spacious four bedroom family accommodation over two storeys. The property retains many of its original features which adds to its character and charm, but with the modern benefit of oil fired central and double glazing.

Bowes is a historic Teesdale village having a strong vibrant community with facilities including excellent nursery and primary school, village hall, public house, social club and church. Having good road access to the A66 trans-Pennine route allowing for good access throughout the region, approximately five miles from market town of Barnard Castle with its wide range of amenities.

ACCOMMODATION

GROUND FLOOR

Entrance Porch, Cloakroom, Entrance Hall, Kitchen, Dining Room, Living Room and Porch.

FIRST FLOOR

Landing, Four Bedrooms and Family Bathroom.

EXTERNALLY

Shared front access and front courtyard area. There is a gravelled area which provides ample parking and also houses a garden shed. To the side of the property there enclosed garden with planted borders and trees. Beyond the garden there is gated access to a vegetable plot with greenhouse.

LOCATION

The property is located directly to the rear of Annums Villa in the centre of Bowes village. Access is via an unmade road to the side of Annums Villa and the property benefits from both pedestrian and vehicular rights of way.

SERVICES

Mains Electricity, Mains Water, Sewerage (Septic Tank). Oil Fired Central Heating

COUNCIL TAX

Band D

TENURE

Freehold

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

BROCHURE

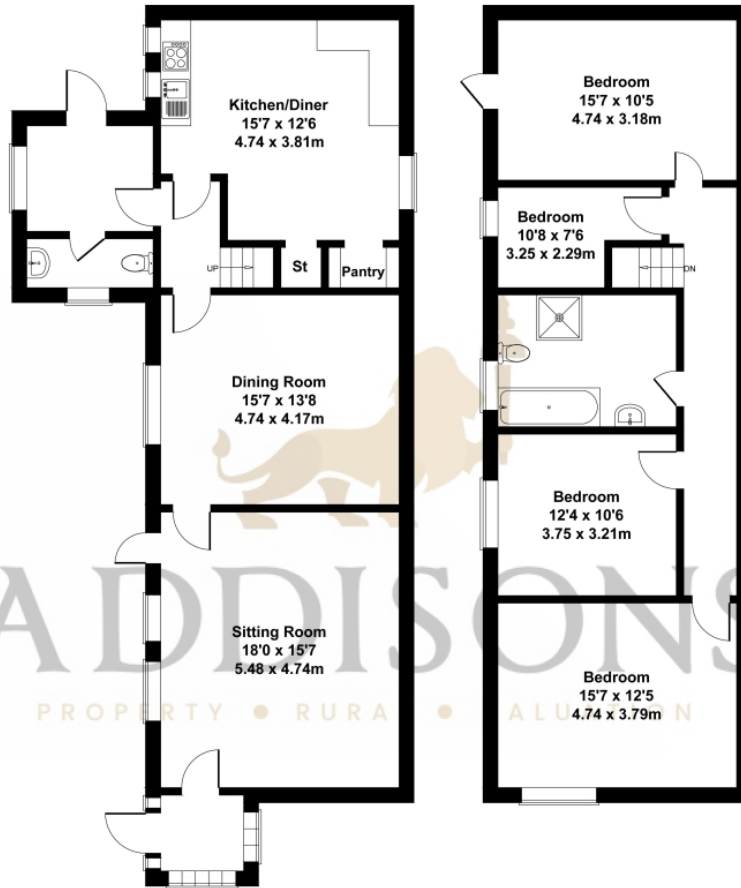
Details and photographs taken August 2023.

Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



Floor Plan

Annuns Barns



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		80
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01833 638 094 | info@addisons-surveyors.co.uk | www.addisons-surveyors.co.uk

Addisons, 13 Galgate, BARNARD CASTLE, County Durham, DL12 8EQ

ADDISONS SURVEYORS LLP TRADING AS ADDISONS CHARTERED SURVEYORS, REGISTERED OFFICE: 13 GALGATE, BARNARD CASTLE, COUNTY DURHAM, DL12 8EQ
REG NO: OC355620 ENGLAND - VAT REGISTRATION NO. 257 5736 27