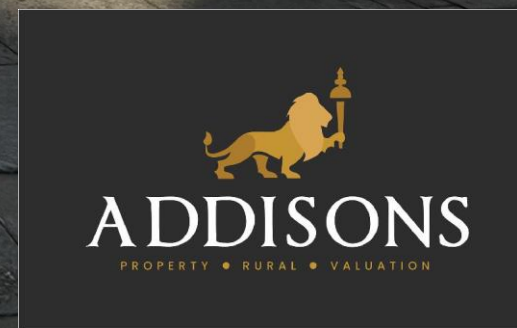




5-6 Horsemarket

Middleton-in-Teesdale, DL12 0SH



ABOUT THE PROPERTY

A wonderful opportunity to purchase this multifaceted property occupying a commanding position within central Middleton in Teesdale. This desirable property provides a number of opportunities for the potential purchaser with its current mix of commercial ground floor retail unit, residential accommodation and substantial storage/workshops with potential for conversion.

Middleton in Teesdale is an attractive village located within the picturesque Teesdale Valley and has a good range of local amenities including primary school, shops, tea rooms, cafes and public houses.

Early viewing is highly recommended.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ

01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

SHOP PREMISES - Double fronted with entrance from Horsemarket, the main thoroughfare through the village. The pavement outside provides space for display stands and for tables and chairs if required.

FRONT RETAIL SPACE - 5.26m x 3.94m – Currently run as a gallery having adjustable display shelving and LED strip lighting.

REAR RETAIL SPACE - 4.86m x 4.17m – Currently used as an art studio with adjustable display shelving and strip lighting. There is a linking door between the shop and the flat which is currently sealed to allow the shop to be operated independent of the flat.

REAR ENTRANCE VESTIBULE/KITCHENETTE - Stainless steel sink unit and door accessing the rear access.

CLOAKROOM - Low level wc, wall mounted hand washbasin and Triton water heater.

BUSINESS RATES - The property is assessed for Business Rates. The Valuation Office Agency website www.voa.gov.uk shows the Rateable Value is £3,950. Currently, the business qualifies for Small Business Rate Relief and pays nothing.

MAISONETTE – 5 HORSEMARKET

GROUND FLOOR

Entrance Hall – Partially glazed front entrance door from Horsemarket. Laminate flooring.

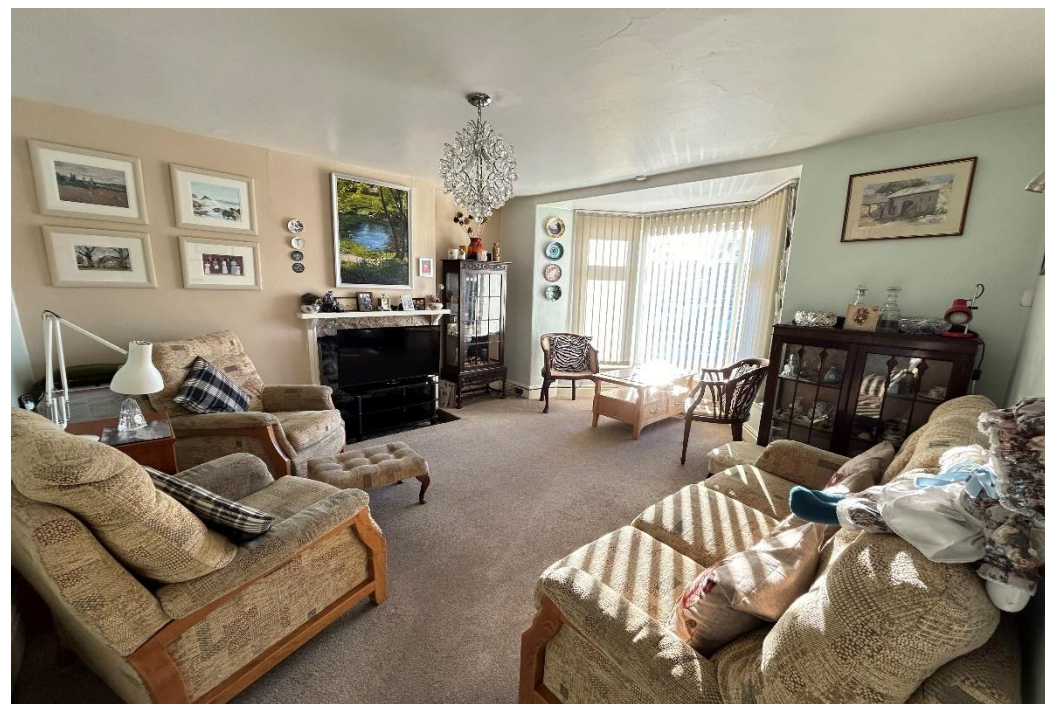
Inner Hall – Laminate flooring, radiator, stairs rising to the first floor fitted with a stair lift. Understairs storage recess. Exposed stone wall with feature shelf and window.

Rear Entrance/Utilities Lobby - Tiled flooring, oil fired central heating boiler, plumbing for washing machine, space for tumble dryer, store cupboard and door accessing the rear yard and outbuildings.

FIRST FLOOR

Landing/Office Area - Laminate flooring, storage cupboards. Understairs recess currently utilised as an office, window to the rear elevation and stairs rising to the second floor.

Living Room - A good sized reception room. Large bay window, south facing with a view over Horsemarket, Fireplace suitable for log-burning decorative stove or similar.





Kitchen - Fitted with a range of wall and floor units with contrasting worktops and splashback. Stainless steel sink unit with mixer tap and drainer, space for slot-in cooker with extractor fan above and plumbing for dishwasher. Space for dining table and chairs, laminate flooring and window to the front elevation.

Dining Room – North facing window with view over the roof tops to the hills.

Bathroom – White, three piece suite. Heated towel rail.

SECOND FLOOR

Shower Room – Shower with electric pump. Hot water comes from H&C water system.

Bedroom One – Double bedroom. Dormer window with north view over the roof tops to the hills. Under eaves storage.

Bedroom Two – Dormer window, view as for bedroom one. Under eaves storage.

Heating - There is oil fired, under-floor central heating throughout the first and second floors. Each room has its own thermostat.

Council Tax - Band A

EXTERNALLY

At the rear of the property there is a large yard containing several outbuildings. There is parking for 2 or more cars. There is a “Right of Way” for cars and pedestrians across adjacent property to the main street, Horsemarket

The outbuildings are currently used as a workshop and for storage but could have a variety of uses or be re-developed, subject to the appropriate consents.

The outbuildings create a sheltered area in the yard, a sun-trap. Paved, with a variety of plants and wall baskets a little pond and a waterfall, it makes a secluded Courtyard Garden. The Summer House is ideal for Afternoon Tea.

Details of Workshop, Garage, Etc - The workshop is in two parts 6.24m x 4.16m with further through room 6.46m x 3.34m. The garage can be accessed from the second store or by means of separate pedestrian access to the main courtyard area. The buildings are currently used for workshop and storage but have great potential for development subject to the necessary consents being obtained. There is a toilet, coal store, a small store and a Summer House.

SERVICES - Mains Electricity, Mains Water, Mains Sewerage and Oil Fired Central Heating.

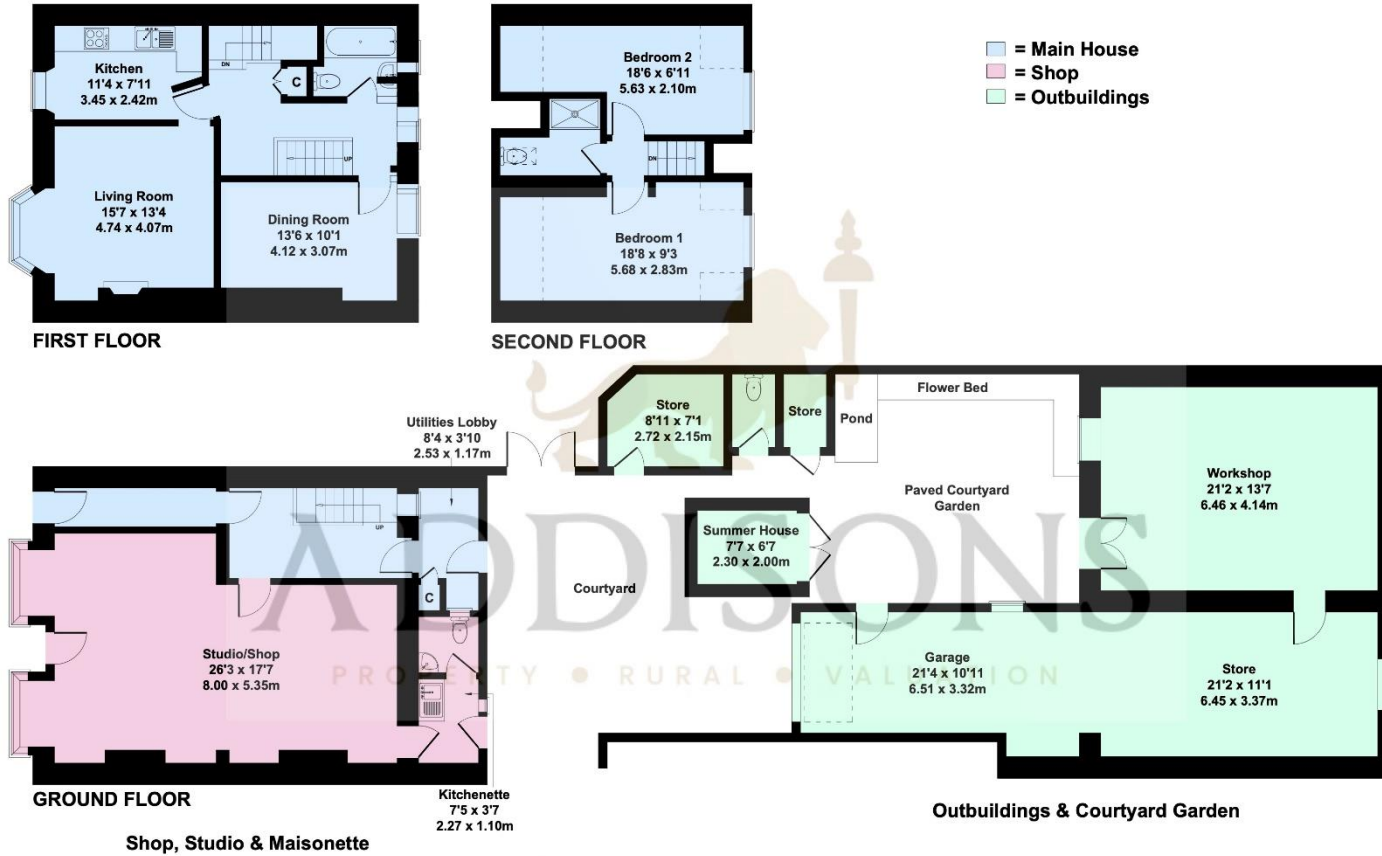
PRICE - £275,000

VIEWING - Strictly by Appointment through the selling agents T:01833 638094 opt 1. Photographs and Details Taken November 2023. (Some external library photographs have been used).

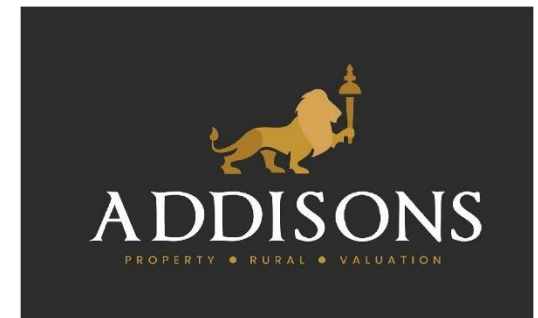


Floor Plan

5-6 Horsemarket, Middleton in Teesdale



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. 2024



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.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK