



Dunelm
Copley



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Addisons are delighted to bring to the market this immaculately presented 3/4 bedroom semi-detached property which perfectly combines modern comfort with original period features.

The property benefits from Oil Fired Central Heating and briefly comprises- Entrance Hallway, Two Living Rooms, Kitchen, Dining Room and Office to the Ground Floor and Three Double Bedrooms and Family Bathroom make up the First Floor Accommodation. Externally the property benefits from Driveway with Parking and Rear Garden.

Situated in the village of Copley which is located in the scenic lower Teesdale Valley. Teesdale, the North Pennines and the Yorkshire Dales are all within easy travelling distance and provide picturesque landscape for walking and other outdoor activities.



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13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

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GROUND FLOOR

A welcoming central hallway which showcases the property's charm, with wood flooring and staircase rising to the First Floor. The ground floor boasts the current office/study and two spacious living rooms adorned with elegant bay windows that flood the rooms with natural light. Each living room features a stunning period fireplace, adding a touch of sophistication and character. Adjacent to the living rooms is a delightful dining room, complete with a log-burning boiler stove set into an inglenook. There is also access to a walk-in pantry/store cupboard from this room. The heart of the home lies in the large kitchen with solid oak cabinet doors, granite worktops, significant storage space, and a large island, offering both functionality and style. The kitchen seamlessly flows into the garden room, a bright and airy space with an orangery-style high ceiling where you can relax and enjoy the evening sun with views of the garden, accessed via French doors. There is also access from this room to an adjoining workshop with power and water supply which has views across the fields and the potential for a variety of alternative uses.

FIRST FLOOR

To the First Floor you'll find three double bedrooms with original fireplaces plus a smaller room, currently used for storage, which could be used as a small nursery or dressing room. The stylish family bathroom is also on this floor, with a bath and a separate walk-in shower. The rear bedroom and bathroom both offer amazing views across the fields behind the property. The landing provides access to the loft area, which has been boarded out, and provides a further useful storage space or potential additional room.

EXTERNALLY

The property features a driveway to the front, providing convenient off-street parking for two vehicles plus further parking if required via the side access to the rear garden. The garden has been meticulously landscaped with a mix of raised beds, decking, and lawn area and offers breathtaking views of the fields beyond as well as a significant degree of privacy.

PRICE

£310,000



VIEWING

Strictly via appointment through the selling agents.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

Oil Fired Central Heating, Mains Electricity, Water and Drainage.

BROCHURE

Photographs and Details taken October 2023.

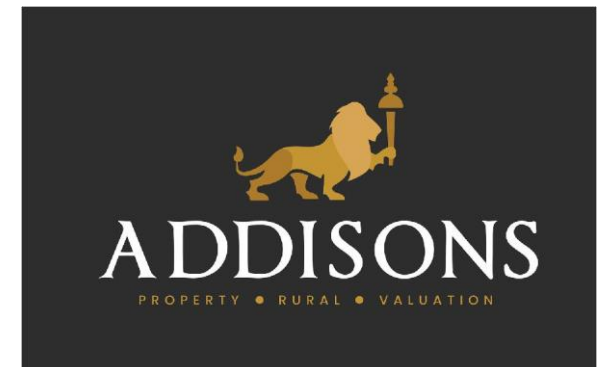


Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		77
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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T: 01833 638094

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