



Unicorn House  
Bowes



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# ABOUT THE PROPERTY

A fabulous opportunity to purchase this recently refurbished characterful stone-built, three bedroom semi detached property situated in the historic village of Bowes.

Bowes is an historic village having an active primary school, public house and church along with a ruined castle. The Historic market town of Barnard Castle lies but 4½ miles distant and provides a range of shopping, educational and recreational facilities. It is often referred to as 'the gateway to Teesdale' with many renowned beauty spots being close at hand. Within a day's drive can be found the delights of North Yorkshire, the Lake District, Weardale, Northumberland, the East Coast and the Scottish Borders.

The property benefits from oil fired central heating and double glazing throughout and briefly comprises- Entrance Hallway, Living Room, Dining Room, Kitchen and Cloakroom to the Ground Floor. Three Bedrooms and Shower Room to the First Floor. Externally the property benefits from a fully enclosed garden.



**ADDISONS**

PROPERTY • RURAL • VALUATION

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

[info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

**ADDISONS-SURVEYORS.CO.UK**

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# ACCOMMODATION

## GROUND FLOOR

### Dining Room

Windows to dual aspect, double radiator, steps lead up from the Dining Room providing access to the staircase and to the Living Room.

### Living Room

Wood burning stove, window to the rear elevation, radiator and door leading into the Kitchen.

### Kitchen

A galley Kitchen with exposed stone feature wall and beamed ceiling, fitted with a good range of wall and floor units with contrasting work surfaces, electric oven and hob with extractor fan above, plumbing for a washing machine, space for a freestanding fridge/freezer, stainless steel sink with mixer tap and drainer, radiator, windows to dual aspect, space for a dining table and chairs and door leading to the garden.

### Cloakroom

WC, hand wash basin and obscured window.

## FIRST FLOOR

### Bedroom 1

A bright and spacious room with feature arched window overlooking the main street and second window to the side elevation, exposed stone wall and radiator.

### Bedroom 2

A double bedroom with window overlooking the front elevation, and radiator.

### Bedroom 3

A single bedroom with window and radiator.

### Shower Room

Large walk-in shower, hand wash basin, wc, exposed stone feature wall, radiator and obscured window.



### EXTERNALLY

To the front of the property is a forecourt garden housing the oil tank, enclosed by a low-level wall. A concrete path leads from the pavement through a wrought iron gate and up a number of stone steps which provide access to the main entrance of the property. The rear of the property boasts a fully enclosed low maintenance gravelled garden with decking area and outbuilding.

### PRICE

£225,000

### VIEWING

Strictly via appointment through the selling agents.

### TENURE

Freehold

### COUNCIL TAX

Band B

### SERVICES

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

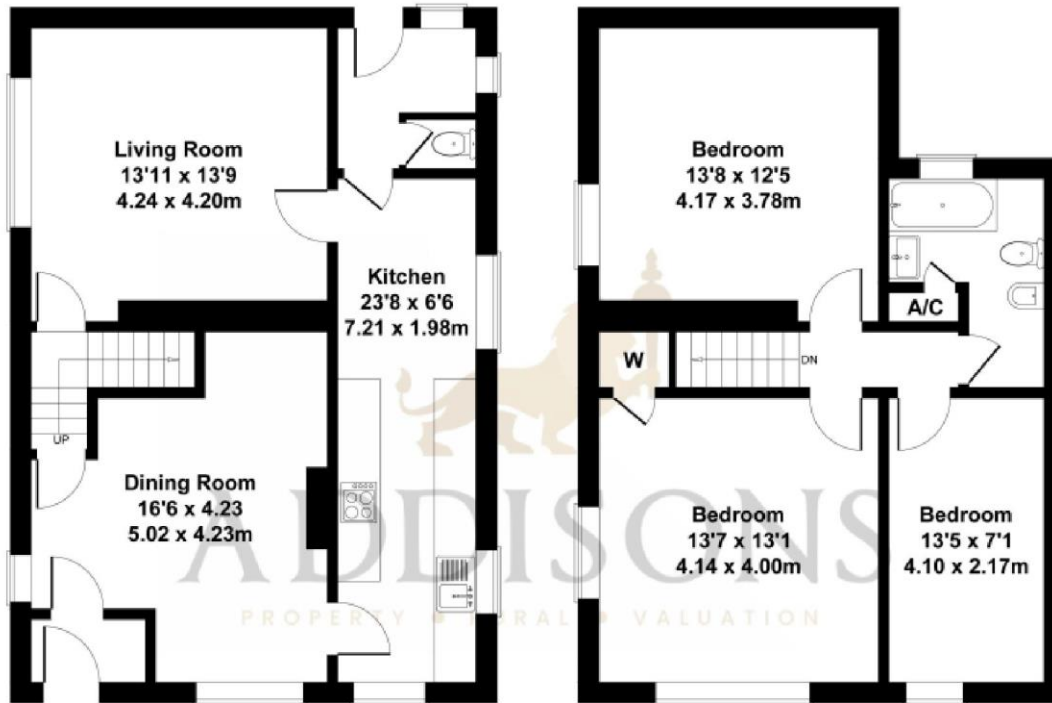
### BROCHURE

Photographs and details taken May 2024.



# Floor Plan

## Unicorn House



**GROUND FLOOR**

**FIRST FLOOR**

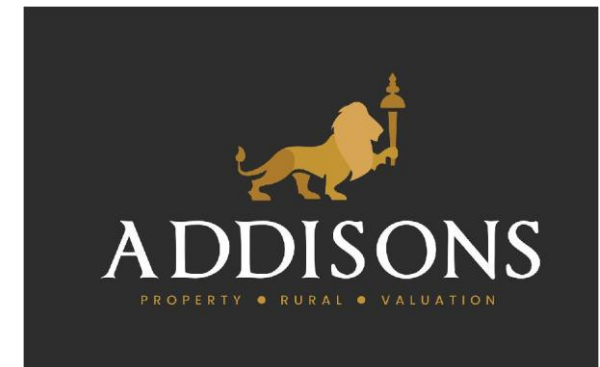
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

### Energy Efficiency Rating

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



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T: 01833 638094

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