



WAYSIDE

Woodland



ADDISONS

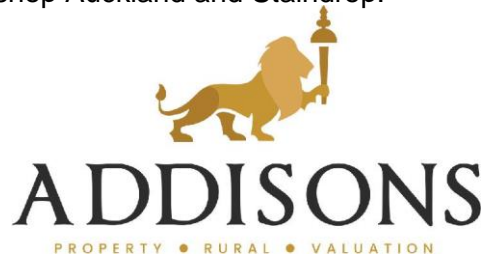
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful opportunity to purchase this beautifully presented two bedroom semi detached bungalow with quality fixtures and fitting throughout. The property currently offers spacious accommodation and benefits from planning permission for the provision of a dormer extension to create a further bedroom suite. Externally there is a large parking area to the front of property and single attached garage. Wonderful rear landscaped garden with superb countryside views beyond the garden.

The accommodation briefly comprises: Entrance Hallway, Living Room/Dining Room, Kitchen, Two Double Bedrooms, Bathroom. Oil Fired Central Heating and Double Glazing Throughout.

The village of Woodland sits high on the slopes of the lower Teesdale valley, on the edge of the North Pennines Area of Outstanding Natural Beauty and affords stunning views of the surrounding area. The village, which is ideally situated for access to the popular market towns of Barnard Castle and Bishop Auckland. There is also a primary school, with secondary schools close by in Barnard Castle, Bishop Auckland and Staindrop.



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ACCOMMODATION

Entrance Hall

Double glazed door leading into the entrance hall with twin lights, LVT flooring, radiator and solid wood doors accessing all the accommodation. Loft hatch which is part boarded with light installed.

Living Room / Dining Room

A good sized reception room with LVT wood effect flooring, inglenook fireplace housing multi fuel burning stove, radiator, coving to ceiling and window overlooking the rear garden.

Kitchen

Shaker style kitchen with solid wood worktops with tiled splashbacks, mock chimney breast housing range cooker with concealed extractor fan. Belfast double sink, integrated appliances including dishwasher, washing machine, fridge, freezer and microwave. Breakfast bar, double glazed stable style door to the side elevation and window overlooking the rear garden.

Bedroom One

Double bedroom with coving to ceiling, radiator and window to the front elevation.

Bedroom Two

Double bedroom currently used as an office with radiator, coving to ceiling and window to the front elevation.

Bathroom

P-shaped panelled bath with mains shower and screen, cabinetted hand wash basin and low level wc, heated towel rail, upvc panelled ceiling with inset lighting and obscured glazed window.

EXTERNALLY

To the front of the property there is large resin bonded aggregate parking area for several vehicles. Oil tank. Attached single garage with up and over door with light and power connected. The oil fired central heating boiler is located within the garage. A pathway leads around to the rear of the property with side door leading into the kitchen.

To the rear of the property there is a landscaped garden on different levels which are predominantly laid to lawn with patio seating areas, planted flower beds, mature trees and shrubs. Composite decked area with steps leading up to a hot tub which is included within the sale.



TENURE

Freehold

SERVICES

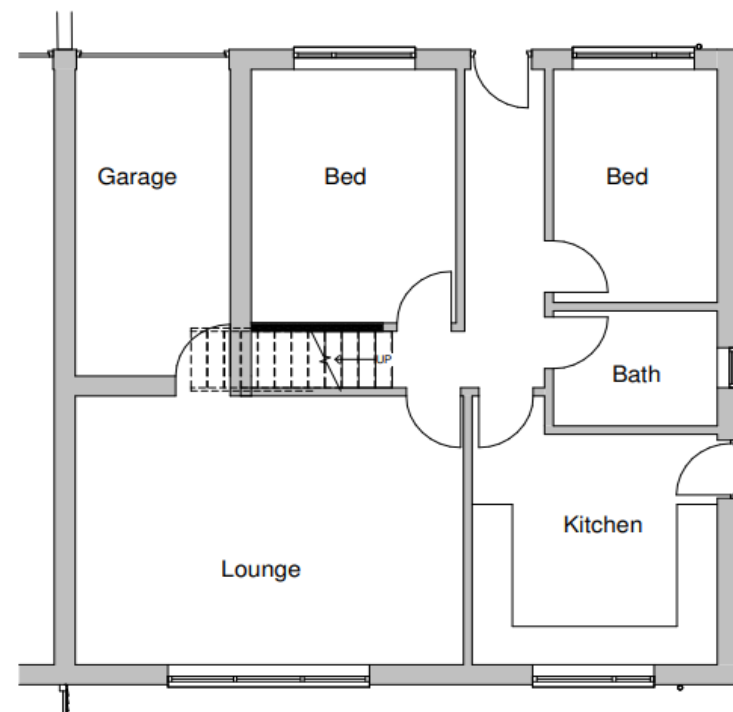
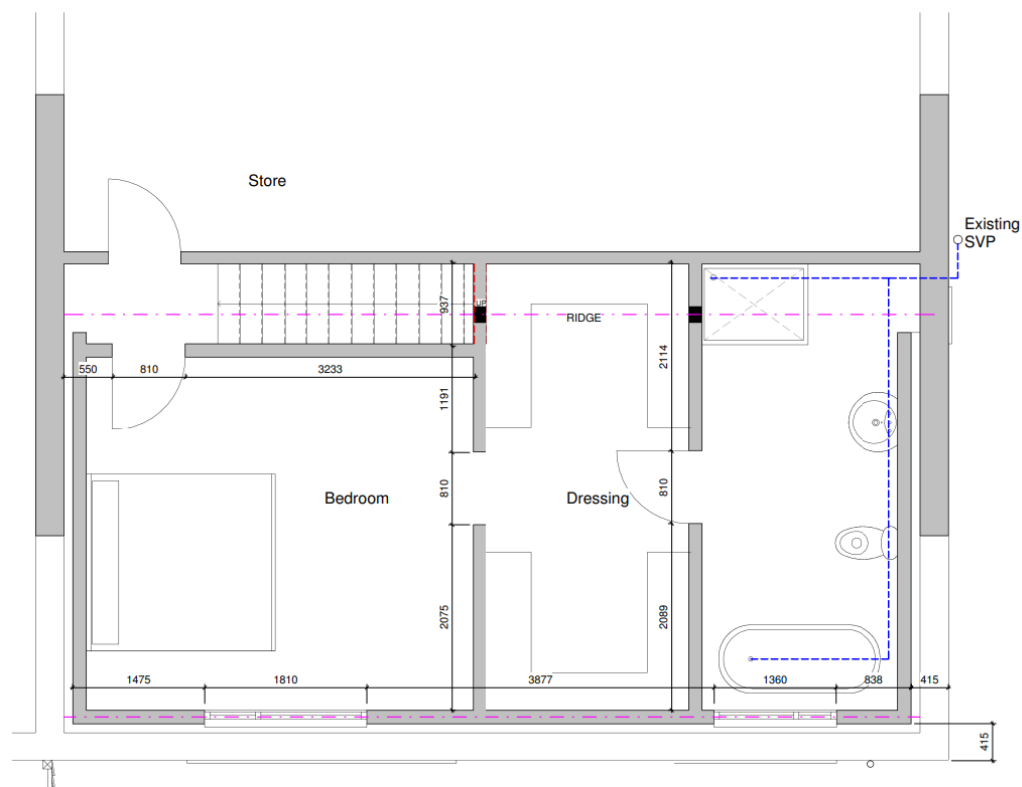
Mains electricity, water and sewerage. Oil fired central heating.

COUNCIL TAX

Band B

PLANNING

Planning permission has been granted for a rear dormer extension which will provide a further bedroom with dressing area and en suite bathroom. The planning permission is available to view at www.durham.gov.uk/planning. Planning number DM/22/01052/CPO.



1 10 Ground Floor
1 : 50

PRICE

£295,000

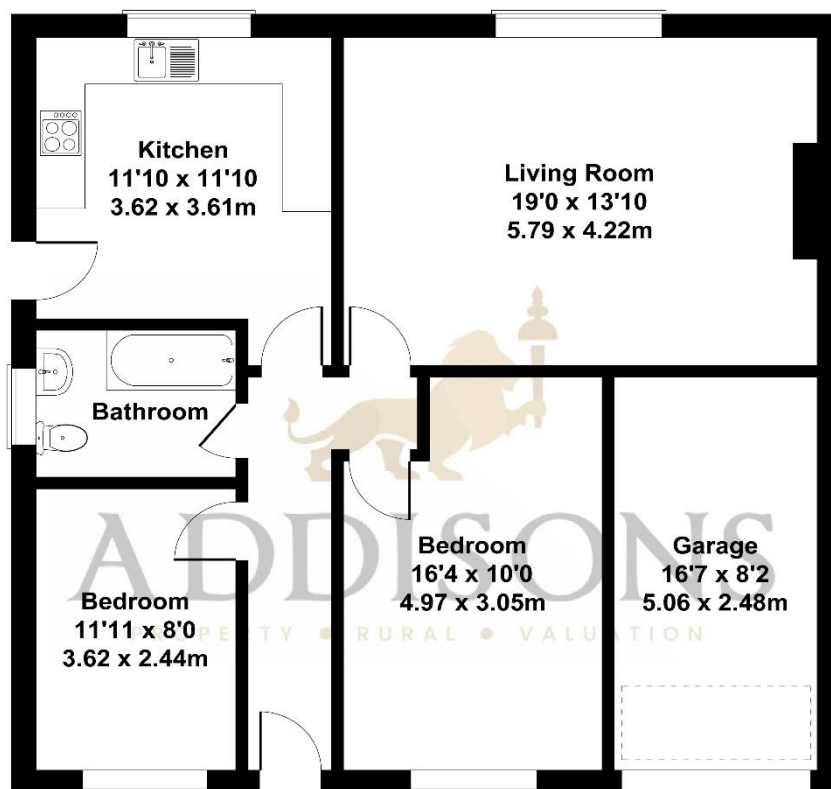
BROCHURE

Details and photographs taken February 2025.



Floor Plan

Wayside, Woodland

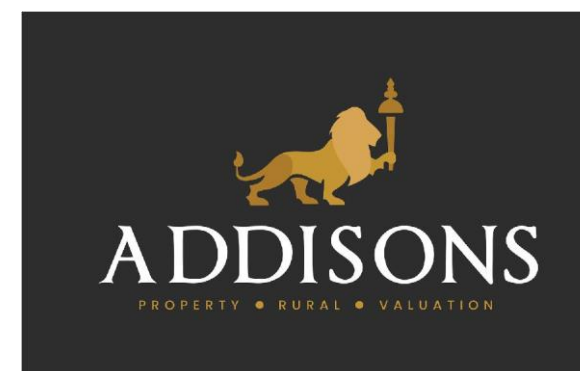


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | 81 |
| 69-80 C | | |
| 55-68 D | 63 | |
| 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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