



Pine Ridge, Folly Top

Eggleston, Nr Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are delighted to bring to the market this exceptional lifestyle property offering spacious six-bedroom accommodation, including indoor pool, gardens, paddock and woodland extending to approximately 4.31 acres, with the most incredible views over Teesdale as its backdrop.

The accommodation is exceptionally spacious and briefly comprises: Entrance Hall, Indoor Pool, Cloakroom, Living Room, Sun Room, Kitchen, Dining Room, Utility Room, Six En Suite Bedrooms, including an Office with Roof Terrace, Second Utility Room and Cloakroom. Externally there are Gardens, Patio Areas, Woodland, Paddock with Field Shelter and Large Double Garage.

Folly Top lies between Barnard Castle and Eggleston a well-located village lying within mid Teesdale, the historic market town of Barnard Castle lies approximately six miles away and enjoys a range of amenities including shopping, educational and recreational facilities. For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

Entrance Hall

Front entrance door, wood flooring, ornate leaded glazed windows, stairs rising to the first floor and doors providing access to the ground floor accommodation. Sliding glass doors accessing the indoor pool.

Living Room

Large inglenook fireplace with multi fuel burning stove. Stone fire surround and hearth sourced locally from Dunhouse Quarry. Two bay windows, one of which enjoys spectacular panoramic views. Door to rear patio area.

Kitchen

A spacious kitchen fitted with a range of wall and floor units with granite worktops, upstands and tiled splashbacks. Island unit incorporating waste disposal with mixer tap, floor units for extra storage and the ideal place for informal dining/breakfasting. Aga electric double oven with induction hob and extractor fan unit above. Bosch integrated appliances including fridge/freezer, dishwasher and combination microwave oven. Amtico flooring, window to the front elevation and through access to the dining room.

Dining Room

Amtico flooring, window to the front elevation and door accessing the hallway.

Master Bedroom

Bay window enjoying wonderful views of the garden and countryside beyond. Walk-in dressing room with hanging rails. Door providing access to the en suite bathroom.

En Suite: Bathroom with Jacuzzi shower and Roca fitted bath, basin and wc suite and fully tiled walls. Chrome heated radiator and window overlooking the garden and views beyond.

Indoor Pool Room

Fully tiled walls and underfloor heating, wood panelled ceiling, wall lights, windows to dual aspect, decorative porthole window and French doors accessing the front of the property. Hydropool Swim Spa heated pool 17' long x 4' deep complete with jets. Shower area and two large heated towel rails.



Sunroom

Entered from the hallway into an archway leading directly into the sun room. The sun room has stone flooring throughout with multiple windows to dual aspect enjoying the most spectacular views over Teesdale.

Bedroom

Currently used as a gym with stained glass arched window and further window to the side elevation. Door providing access to the en suite. **En Suite:** Fully tiled with p-shaped bath with shower over and screen, pedestal hand wash basin, low level wc, handwash basin, heated towel rail and porthole window.

Bedroom

Bay window, wall mounted TV and door accessing the en suite bathroom. **En Suite:** Fully tiled having P-shaped bath with mains shower over and screen. Low level wc, pedestal hand wash basin, heated radiator and window.

Cloakroom

Back to wall low level wc and pedestal hand wash basin and extractor fan.

Utility

Fitted wall and floor units with worktop incorporating hand wash basin and tiled splash backs. Door accessing the garage.

Double Garage

Steps lead down to the large double garage with Hormann electric garage doors and a number of electric power points. The garage is approached from the driveway located at the front of the property. Door leading to the lower ground floor utility room.

LOWER GROUND FLOOR

Utility

Fitted wall and floor units with worktops and tiled splashbacks. Belfast sink, tiled flooring, plumbing for washing machine, vent for tumble dryer, two windows, door to cloakroom and door leading outside. Located within the utility room is the oil-fired boiler for the underfloor central heating system. The power unit for the Beam Central Vacuum System is also located here with a ducting network located throughout the property.



Cloakroom

Low level wc and extractor fan.

FIRST FLOOR

L-shaped landing with wood flooring, glazed balustrade, Velux windows to dual aspect, cupboard housing the Villavent air circulation system and eaves storage cupboards.

Office/Bedroom

Fitted with Neville Johnson office furniture and large work station desk. French doors leading out to the roof terrace with spectacular panoramic views overs the Teesdale Valley. Dormer window to the side elevation, spotlights and door accessing the en suite bathroom. **En Suite:** Steps down to the fully tiled bathroom complete with P-shaped bath with mains shower over and screen. Pedestal hand wash basin, back to wall low level wc, chrome heated radiator, Velux window, spotlights and access to eaves storage.

Bedroom

Raised platform located in front of the dormer window, a perfectly positioned seating area for taking in the wonderful views. Access to a dressing area with door leading to the en suite bathroom. **En Suite:** Fully tiled bathroom complete with pedestal hand wash basin, corner low level wc, P-shaped bath with main shower over and screen. Chrome heated radiator and Velux window

Bedroom

Two dormer windows, fitted wardrobes with built-in bedhead and overhead cupboards and access to eaves storage. Vanity with inset hand wash basin and access to en suite bathroom. **En Suite:** Fully tiled with pedestal hand wash basin, panelled bath with mains shower over, low level, chrome heated radiator and Velux window.

EXTERNALLY

The access to the property is directly from the main B6278 road along a tree lined driveway leading to a large gravelled parking area, double garage and the main entrance to the property.



The property is set within approximately 4.31 acres including easily maintained gardens being predominately laid to lawn, patio seating areas and terraces. There is paddock with Hodgsons 3 bay field shelter and automatic water trough reaching approximately 2.66 acres. The property also has woodland extending to approximately 1.19 acres.

There are a further range of outbuildings which include a log store, greenhouse and storage shed together with a bamboo gazebo.

TENURE

Freehold

PRICE

£1,250,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T:01833 6398094 opt1

BROCHURE

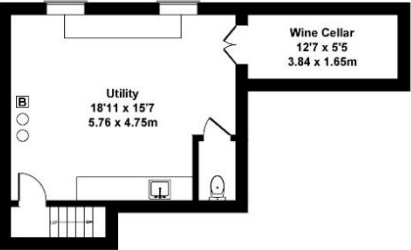
Photographs and details taken February 2025.



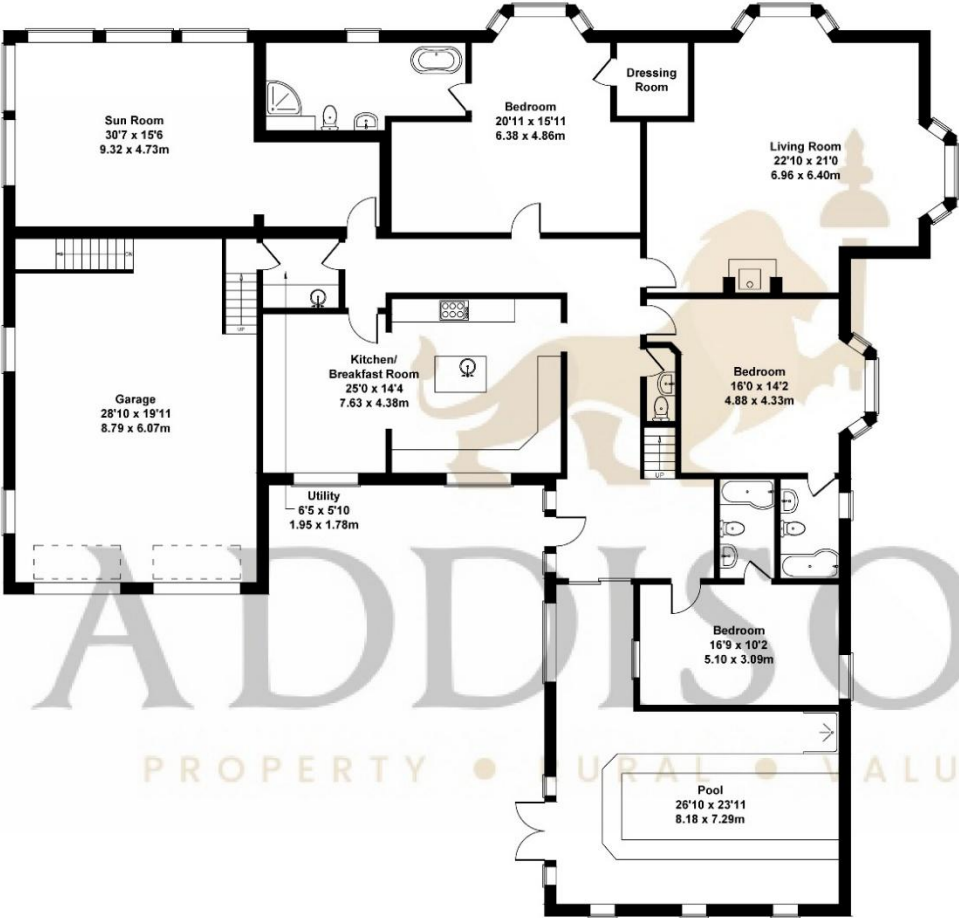
Floor Plan

Pine Ridge, Folly Top, Eggleston
Approximate Gross Internal Area
House = 4908 sq ft - 456 sq m
Garage = 581 sq ft - 54 sq m
Total = 5489 sq ft - 510 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		68
39-54 E		
21-38 F	34	
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOWER GROUND FLOOR



GROUND FLOOR



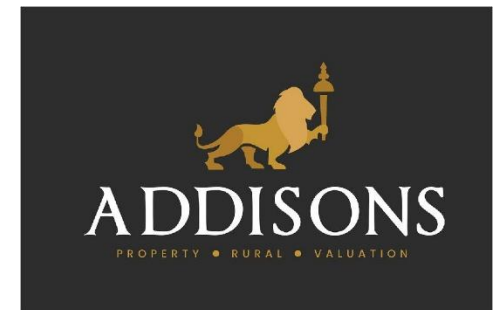
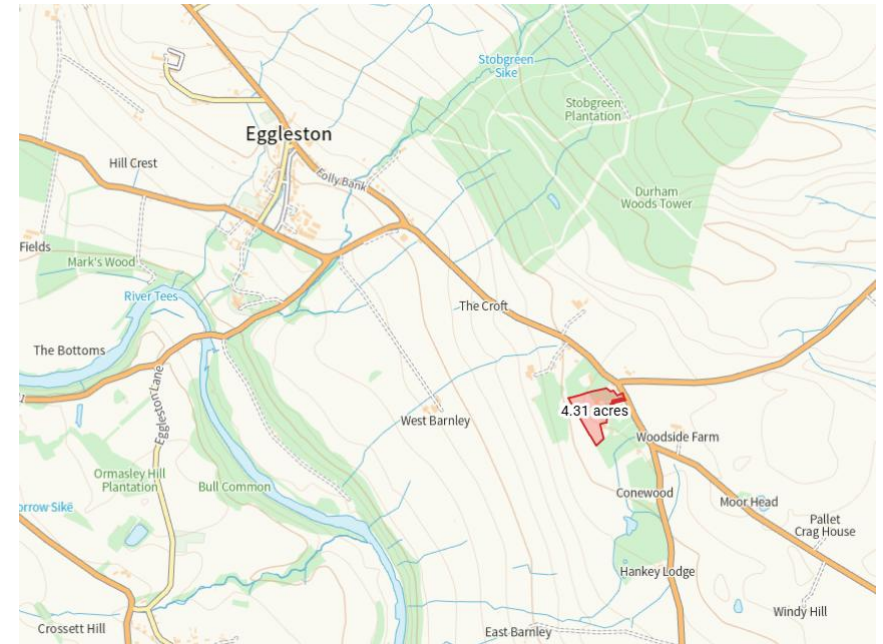
FIRST FLOOR

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. 2025

Plan



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