



**Hylton House**

**Bowes**



**ADDISONS**

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# ABOUT THE PROPERTY

Hylton House is a beautifully restored two-bedroom detached home, offering a refined blend of period charm and modern comfort. Thoughtfully renovated with meticulous attention to detail, the property retains traditional features throughout while benefiting from contemporary enhancements—including tiled flooring with underfloor heating throughout the entire ground floor.

Located in the heart of the historic village of Bowes, with the iconic castle ruins and the Pennine Way on its doorstep, this home offers both character and convenience in equal measure.

The accommodation includes: Entrance Vestibule, Sitting Room, Dining Kitchen, Master Bedroom with En Suite Bathroom, Second Bedroom, and a separate Shower Room. Outside, there is a gravelled front forecourt garden and a small paved private parking area to the rear.

Stylish yet low-maintenance, this unique property must be viewed to be fully appreciated.



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# ACCOMMODATION

## GROUND FLOOR

### Entrance Vestibule

Solid wood entrance door opening into the entrance vestibule with tiled flooring, part glazed solid wood doors to living room and dining room. Painted wooden Staircase rising to the first floor accommodation.

### Living Room

Double glazed wooden bay window with sash openings, feature inglenook fireplace with wood burning stove. Wall lights, twin ceiling lights and wall mounted tv socket. Through access to the dining kitchen with useful understairs storage cupboard.

### Dining Kitchen

Double glazed wooden bay window with sash openings, large inglenook fire place with multi fuel burning stove and feature exposed stone wall. Wall lights, twin ceiling lights and tiled flooring. Through access to kitchen with shaker style grey base units, solid wood counter tops and upstands. Integrated washing machine, dishwasher, freestanding electric range cooker with brass splashback. Built-in shelved cupboard and further cupboard housing. Panelled walls, central heating boiler, cloaks rails, cast iron radiator and stable door accessing the rear of the property.

## FIRST FLOOR

### Landing

Exposed timber flooring, spotlights and doors accessing the first floor accommodation.

### Master Bedroom

A beautifully appointed room with feature exposed walls to alcoves, beams, roof trusses and wood flooring. Twin bedside lights, spot lights, double glazed wooden sash window with deep window sill overlooking the front of the property.





### **En Suite**

Accessed directly from the bedroom having rolltop, claw foot bath fitted with mixer tap and shower head. Handwash basin set on solid wood counter, metro style tiled splashbacks, spotlights, cast iron radiator and upvc sash window to the rear elevation. Separate wc accessed from the en suite fitted with a traditional high level toilet.

### **Bedroom 2**

Double bedroom with exposed wood flooring feature chimney breast with exposed stone surround and hearth. Wooden sash window overlooking the front of the property, wall lights to alcove, central ceiling light, cast iron radiator, coving to ceiling and storage cupboard.

### **Shower Room**

Metro style wall tiles to dado height, wood effect flooring, step-in shower, low level wc, pedestal handwash basin, wall lights, upvc double glazed window and cast iron heated towel radiator.

### **EXTERNALLY**

The property is accessed through a wrought iron gate with a hedge lined stone pathway leading to the front door. Easily maintained gravelled forecourt gardens with decorative paving.

To the rear of the property there is a small paved area for the provision of refuse bins. This paved area is located directly off Back Lane.

The LPG Tank is located off Back Lane being adjacent to the property.

### **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

### **TENURE**

Freehold

### **SERVICES**

Mains Electricity, Mains Water and Mains Sewerage. LPG Central Heating and Under Floor Heating to the Ground Floor.

### **COUNCIL TAX**

Band D

### **PRICE**

£250,000

### **BROCHURE**

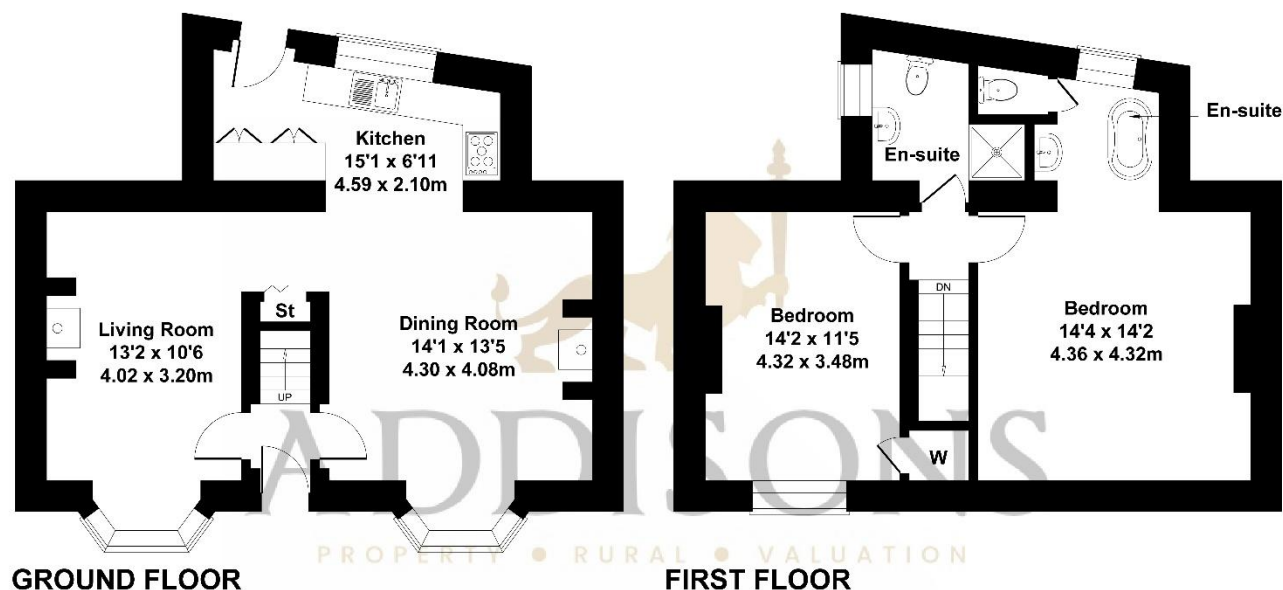
Details and photographs taken March 2025





# Floor Plan

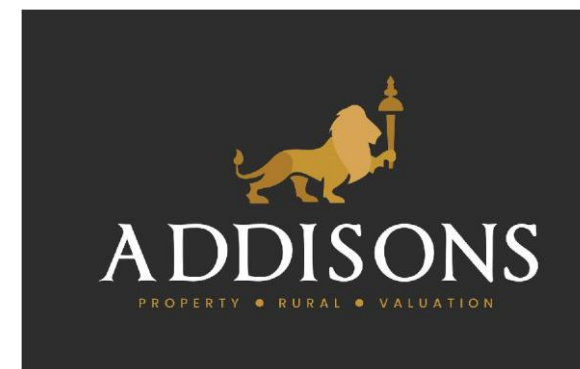
## Hylton House, Bowes



### 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.

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