



Beckside

Middleton-in-Teesdale



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A beautifully presented Grade II Listed spacious three bedroom cottage centrally positioned within the popular dales village of Middleton in Teesdale. The property would suit a number of buyers and benefits from planning permission to convert the adjoining stores to provide further accommodation

The property briefly comprises: Open Plan Living/Dining Room, Kitchen, Cloakroom, Snug and Double Bedroom to the Ground Floor. To the First Floor there is Two further Double Bedrooms and Family Bathroom. Externally there is a raised patio area, parking and two attached stores.

Located within the popular market town of Middleton-in-Teesdale, offering small supermarket, butchers and various other shops. There is a doctor's surgery, public houses, cafés, post office, church, village hall and regular community events and activities. Barnard Castle offers a wider range of facilities with a range of shops, banks and hospital together with further recreational, professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District National Park. Both Durham and Newcastle are also within easy reach and provide comprehensive cultural, educational, recreational and shopping facilities.



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

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ACCOMMODATION

Open Plan Living/Dining Room

The living area has a large Inglenook fireplace with woodburning stove, wooden mantelpiece, display shelves, wood effect flooring, wall lights, windows to dual aspect, electric wall heater and inset lighting. Doors accessing the Snug and Cloakroom.

Dining area with space for large dining table and chairs, window to the side elevation and electric wall heater. Stairs rising to the first floor and through access to the kitchen.

Cloakroom

Low level wc with integrated hand wash basin, wood effect flooring and inset lighting.

Kitchen

Shaker style wall and floor units with wood effect worktops incorporating porcelain sink unit, tiled upstands and splashback. Integrated appliances including : - fridge, freezer, dishwasher, washing machine, electric fan oven, induction hob with concealed extractor fan unit above. Breakfast bar for informal dining, window to the side elevation, Velux roof lights, inset lighting and French doors leading out to the rear patio area.

Snug

Exposed stone walls and beams, wood effect flooring, sash window and door accessing the side elevation. Door through to bedroom one.

Bedroom 1

Double bedroom with exposed stone walls and beams, wood effect flooring, window and door accessing the side elevation.

FIRST FLOOR

Landing

Velux window, spot lights and doors providing access to the first floor accommodation.

Bedroom 2

Double bedroom with windows to dual aspect, Velux window, electric wall heater and wall lights.



Bedroom 3

Double bedroom, sash window, wall lights, Velux window and electric wall heater.

Bathroom

Panelled bath with shower over and screen, tiled splashbacks and flooring, low level wc, cabinetted hand wash basin, heated towel rail and obscured glazed sash window.

EXTERNALLY

To the rear of the property there is a raised patio ideally positioned for Alfresco dining being next to the kitchen. There is parking for several vehicles.

There are two stores which adjoin the main accommodation both of which have been granted planning permission to extend the current accommodation.

The roadway in front of the dwelling and outbuildings is within the properties title, with rights of way in favour of neighbouring properties.

BUSINESS RATES

The property is currently used as a holiday let. The rateable value (1 April 2023 to present) £2,500. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

PLANNING

Amendment to planning permission DM/17/03012/VOC and DM/17/04092/VOC to change craft shops 2 and 3 into additional living accommodation. These can be viewed at <https://publicaccess.durham.gov.uk>

TENURE

Freehold

PRICE

£375,000

VIEWING

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

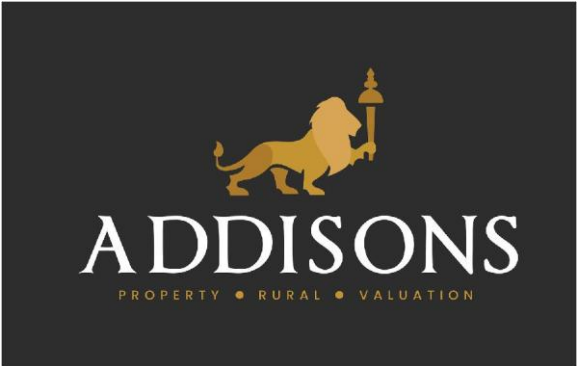
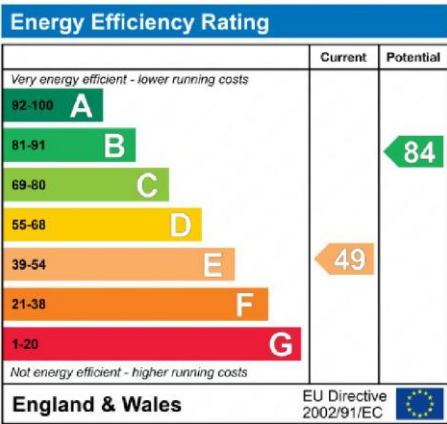
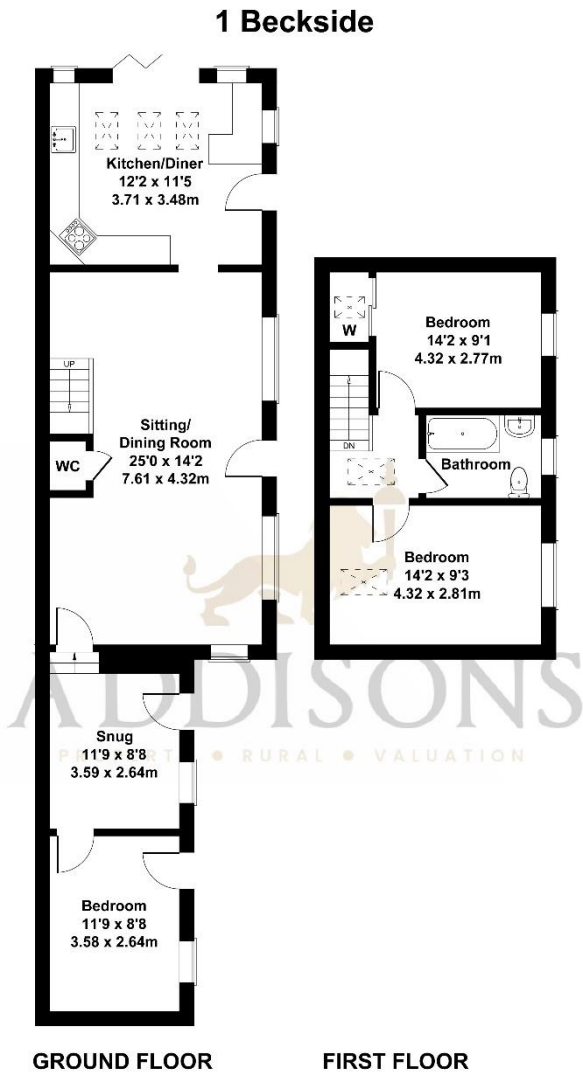
BROCHURE

Details and photographs taken September 2024





Floor Plan



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