



Dykalo Lodge

The Edge, Woodland



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to bring to the market this beautifully appointed spacious four bedroom family home enjoying spectacular countryside views, located on the edge of the village of Woodland.

The property briefly comprises: Entrance Vestibule, Reception Hall, Study, Sitting/Dining Room, Living Room, Kitchen, Utility and Cloakroom. Master Bedroom with En Suite, Three Further Double Bedrooms and Family Bathroom. Large Double Garage, Driveway, Front and Rear Gardens, Summer House, Greenhouse. 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 is ideally situated for access to the ever popular Hamsterley Forest which extends to over 2000 hectares and provides several miles of footpaths, horse trails and world class mountain biking facilities. The market towns of Barnard Castle and Bishop Auckland are within driving distance and provide further amenities including, schools, doctors, dentists, high street and independent shops.



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ACCOMMODATION

GROUND FLOOR

Part glazed upvc front door leading to the entrance vestibule.

Entrance Vestibule

Coving to ceiling, obscure glazed window to the front elevation, radiator and multi paned double doors opening to the hallway.

Reception Hall

Radiator, coving to ceiling and doors leading off to the ground floor accommodation. Stairs rising to the first floor accommodation and understairs storage cupboard.

Study

Window to the front elevation, open fire with stone surround, marble mantelpiece and hearth. Radiator, coving to ceiling and exposed wooden flooring.

Living Room

Window to the front elevation enjoying countryside views, feature open fireplace with bricked surround, coving to ceiling and radiator.

Sitting Room /Dining Room

A generous reception room with window to the side elevation, French doors accessing the rear garden, radiator coving to ceiling and twin lights. Feature fireplace with wood surround and decorative cast iron open fire.

Cloakroom

Obscured glazed window to the front elevation, low level wc, wall mounted hand wash basin, radiator, tiled flooring, coving to ceiling and cloaks rail.

Kitchen

Fitted with a range of wall and floor units with wood effect worktops incorporating stainless steel sink unit with mixer tap and drainer. Tiled splashbacks, space for slot-in cooker, stainless steel chimney style extractor, window overlooking the rear garden, coving to ceiling and radiator. Within the kitchen there is space for a family sized dining table and chairs. Doors accessing the utility room.



Utility

Fitted floor units with worktops incorporating stainless steel sink and tiled splashbacks. Plumbing for washing machine and dishwasher, window looking out over the rear garden, coving to ceiling, radiator and tiled flooring. Internal door accessing the garage, door to pantry and upvc stable door to garden.

Pantry

Walk-in pantry with space for appliances, wall shelves, tiled flooring, radiator, coving to ceiling and window to the rear elevation. Alarm system.

FIRST FLOOR

Half Landing

Large window to the rear elevation with views over the garden and beyond. Coving to ceiling and stairs leading to the main landing.

Landing

Doors accessing the first floor accommodation, airing cupboard with sensor lighting, hot water tank and shelved storage.

Bedroom One

Large double bedroom with fitted wardrobes, coving to ceiling, radiator, wall light and window to the front with elevated countryside views. Door accessing the en suite.

En Suite

Fully tiled with step-in shower, vanity hand wash basin, concealed cistern WC, ceiling spot lights and heated towel rail

Bedroom Two

Double bedroom with window to the front elevation, loft hatch and radiator.

Bedroom Three

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

Bedroom Four

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

Bathroom

Fully tiled bathroom comprising:- step-in corner shower with jets, bath with shower head attachment, concealed cistern WC, wall mounted hand wash basin, heated towel rail, ceiling spot lights and window to the rear elevation. The bathroom benefits from underfloor heating.

EXTERNALLY

Lawned front garden with mature planted borders. Gated access from both sides of the property which in turn lead to the rear garden.

Block paved driveway providing off street parking for two cars and leading to the double garage.

An enclosed rear garden predominately laid to lawn with mature planted borders, seating areas. Summerhouse which benefits from electricity and greenhouse. Oil Tank.

Double Garage

A large double garage with two remote controlled roller shutter garage doors. The garage benefits from power and light with loft storage which is accessed via a drop down ladder. The garage can be accessed internally from the utility room and externally via a side pedestrian door. Within the garage there is a separate boiler room which houses the oil fired central heating boiler and also provides additional storage.

SERVICES

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

TENURE

Freehold

COUNCIL TAX

Band E

PRICE

£475,000

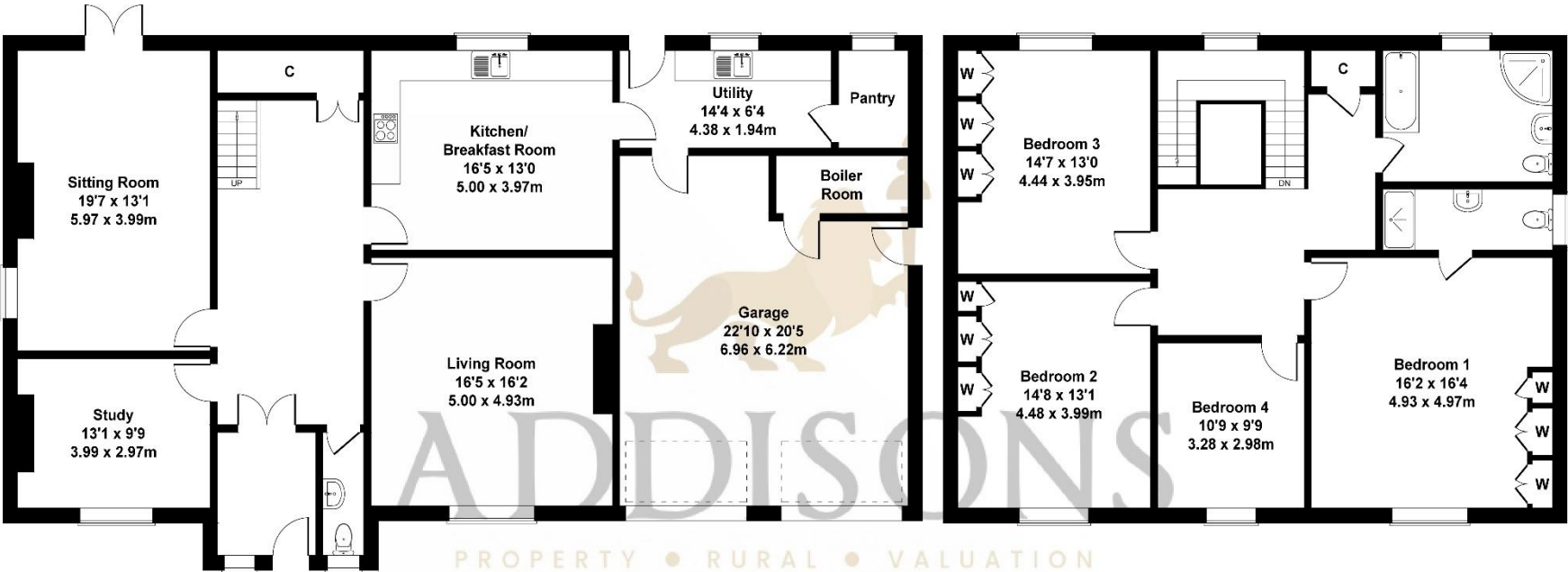
VIEWING

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



Floor Plan

Dykalo Lodge, The Edge, Woodland



GROUND FLOOR

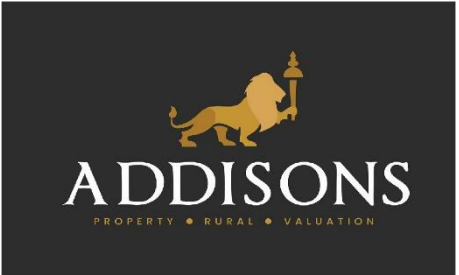
FIRST FLOOR

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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