



# Holwick

Middleton in Teesdale





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# ABOUT THE PROPERTY

A wonderful opportunity to purchase a smallholding located in the rural hamlet of Holwick having the most incredible panoramic views to both the front and rear of the property. The property includes a three bedroom farmhouse with attached stone built byre, one bedroom cottage, double garage, workshop and a range of stores. There is a separately located field extending to approximately 2.03 acres which is of sound grassland.

The farmhouse and cottage are both in need of updating and modernisation but provide the purchaser with much development potential to create a most amazing home having with an enviable backdrop.

The rural hamlet of Holwick is located approximately three miles from Middleton in Teesdale with all its services, including schools, doctors and shops.



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# ACCOMMODATION

## Allans Hill House

### Entrance Reception

Double glazed front door, storage cupboard, painted stone former fire place, beamed and boarded ceiling, radiator and window to the front elevation.

### Hall

Shelved understairs storage, doors accessing the kitchen and living room.

### Kitchen

Fitted base and wall units, sink unit, plumbing for washing machine, space for under counter fridge and space for slot-in electric cooker, oil fired central heating boiler and window to the front elevation.

### Living Room

Beamed and boarded ceiling, window to the rear elevation, fire place with wood surround, marble back and hearth, inset solid fuel fire and radiators. Doors to stairs, conservatory and second reception room.

### Reception Room Two

Beamed and boarded ceiling, radiator and window looking through to the conservatory.

### Conservatory

Lean-to conservatory with Upvc window panels and door leading out to the rear garden.

## FIRST FLOOR

### Landing

Doors providing access to the first floor accommodation, loft hatch and window to the front elevation. A good sized landing area which could be used as study/office area.

### Bedroom One

A double bedroom with window to the rear elevation, storage cupboard and radiator.

### Bedroom Two

Double bedroom with radiator and window to the rear elevation.



### **Bedroom Three**

Good sized single bedroom with window to the front elevation and radiator.

### **Bathroom**

Coloured suite with panelled bath, pedestal hand wash basin, low level wc, radiator and part obscured glazed window.

### **Allans Hill Cottage**

#### **Entrance Hall**

Double glazed front entrance door, dado rail and radiator. Opening to kitchen, door to living room and stairs rising to the first floor.

#### **Living Room**

Beamed and boarded ceiling, understairs recess, inglenook fireplace with solid wood mantelpiece. Radiator, wall light and double doors leading to the conservatory.

#### **Conservatory**

Lean-to style conservatory with exposed stone walls and double glazed window units. French doors accessing the rear garden. Wall lights, radiator and power socket.

#### **Kitchen**

Fitted with a range of wooden wall and floor units, contrasting worktops and tiled splashbacks. Integrated oven and hob with extractor fan unit over, sink unit with drainer and window to the front elevation. Plumbing for washing machine, space for upright fridge/freezer.

### **FIRST FLOOR**

#### **Landing**

Narrow landing with loft hatch, wood panelled walls, airing cupboard and obscured glazed window to the bathroom.

#### **Bedroom One**

Double bedroom with window to the rear elevation, radiator, fitted wardrobes and matching dressing table.

#### **Bathroom**

Low level wc, panelled bath with shower over, built-in storage, pedestal hand wash basin, tiled splashbacks, radiator, storage cupboard and obscured glazed window to the front elevation.

### **EXTERNALLY**

Double wooden gates to the front of the property provide vehicle access and offer road parking. There is also a further wooden gate which provides pedestrian access to both Allans House and The Cottage next door.

To the front of the house there is a lawned garden with planted borders and to the front of The Cottage there is a paved patio area.

To the rear of the properties there is an open plan garden which is predominately laid to lawn with planted borders, mature trees, shrubs and patio areas.

#### **Outbuildings**

Surrounding the principal accommodation are various buildings forming useful additional space with potential for conversion opportunities subject to the necessary consents. These include: -

Two Storey Byre 6.44mx 4.63m

Two storey byre with six stall being of traditional stone construction. Stone stairwell to the frontage which provides access to a loft space.

To the eastern extent a range of outhouses to include: -

Workshop 4.36m x 2.84m

with light and power.

Store 2.04m x 2.31m

WC 2.11m x 1.96m

Two Further Store approx 2m x 2m and 2m x 1.5m

Double Garage - 6.41m x 4.31m

A former chapel which has been converted to provide a double garage with direct road frontage and twin access doors. The garage has light and ladder access to the loft for further storage.

#### **Land**

The land is known as North Croft has gated access direct to the road and is situated on the opposite side to the road being slightly east of the main holding.

The land extends to approximately 2.03 acres of good sound grassland surrounded by stonewalls and with a further internal division. The land has a natural water supply but cannot be guaranteed as faithful.

The land in question is well sheltered and productive.

We are not aware of any schemes on the land.



### SERVICES

Mains water, mains electricity and oil fired central heating. Septic tank sewerage which is located in the field.

### VIEWING

Viewing strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt1.

### PRICE

£470,000

### TENURE

Freehold

### COUNCIL TAX

Band C and Band B

### BROCHURE

Details and photographs taken.







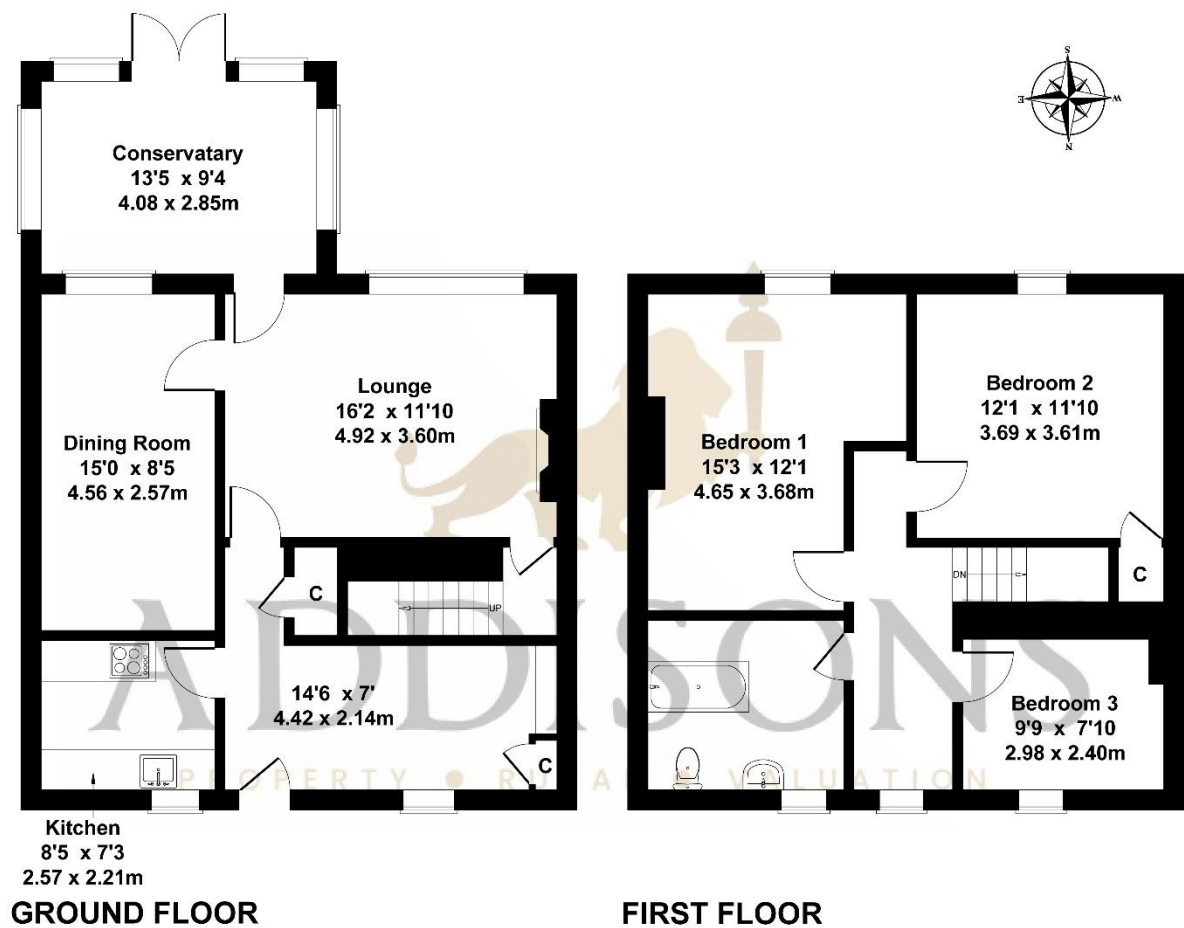
# Plan





# Floor Plan

## Allans Hill House



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

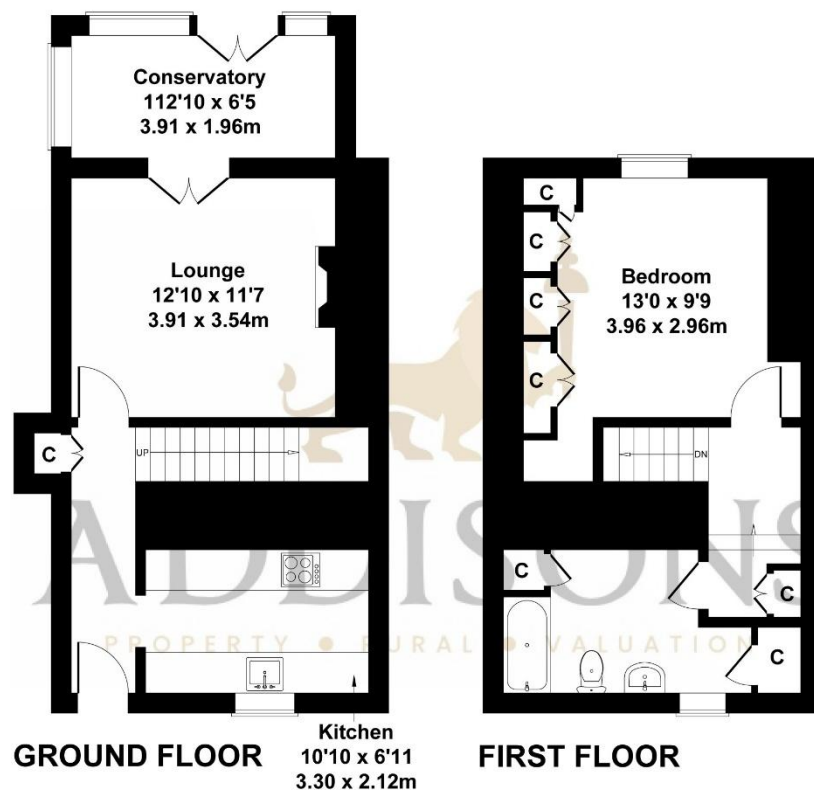
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



# Floor Plan

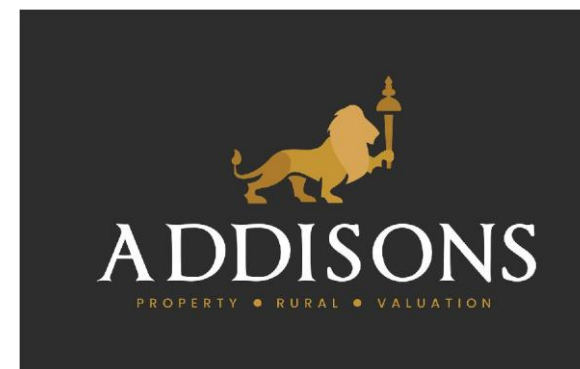
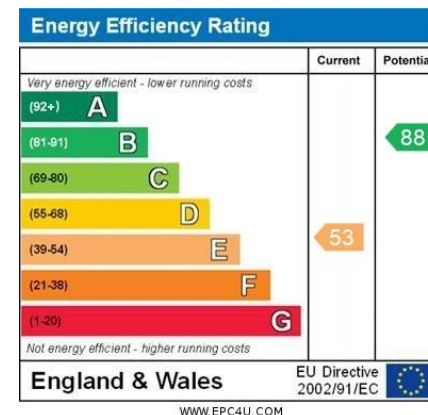
## The Cottage, Allans Hill House



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