



BLACK HORSE TERRACE

Blackhorse Terrace

Woodland



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A two bedroom terraced house offering easily managed accommodation enjoying countryside views to both the front and rear of the property.

The accommodation briefly comprises: Entrance Vestibule, Living Room, Kitchen, Rear Entrance, Two Bedrooms and Bathroom. Externally there is a driveway, garden store and garden area. The property is heated by electric wall heaters and double glazed 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, which is ideally situated for access to the popular market towns of Barnard Castle and Bishop Auckland. There is also a primary school, with secondary schools close by in Barnard Castle and Staindrop.



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ACCOMMODATION

Entrance Vestibule

Stairs raising to the first floor and door leading through to the living room.

Living Room

Window to the front elevation, electric wall heater, fireplace with wood surround and inset electric fire. Understairs storage cupboard and door accessing the kitchen.

Kitchen

Fitted with a range of wall and floor units, worktop incorporating sink unit and tiled splashbacks. Integrated electric oven and hob with stainless steel chimney style extractor fan over, plumbing for washing machine. breakfast bar, wall heater, obscured glazed window to the side elevation and door leading to the rear entrance.

Rear Entrance

Wall lights, wall heater and external door.

FIRST FLOOR

Landing

Shelved cupboard, loft hatch and doors accessing the first floor accommodation. The attic is part boarded and has loft ladder access.

Bedroom One

Window to the front elevation, built-in cupboard and wall heater.

Bedroom Two

Window to the side elevation and wall heater.

Bathroom

Panelled bath with electric shower over, low level wc, pedestal hand wash basin, tiled splashbacks, wall mounted fan heater and extractor fan.



EXTERNALLY

Paved driveway to the front of the property providing off street parking. To the side of the property there is a shared yard area with garden store located within a block of three. Pathway leads to an open plan garden with designated garden area in line with the property.

PRICE

£110,000

TENURE

Freehold. The property is subject to a flying freehold relating to the rear entrance which lies beneath 1 Blackhorse Terrace.

VIEWING

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

PROPERTY INFORMATION

Title Number(s)-DU251561

Tenure- Freehold

Local Authority- Durham

Council Tax- Band A

Council Tax Annual Pric- £1,701

Conservation Area - No

Flood Risk- Very low

Broadband- Basic 1 Mbps, Superfast 80 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability- BT, Sky

Parking- Driveway

Heating - Electric

Services - Mains electricity, mains water and mains sewerage.

Covenants and Easements

The property is subject to an easement which will need to be verified by the seller's solicitor.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

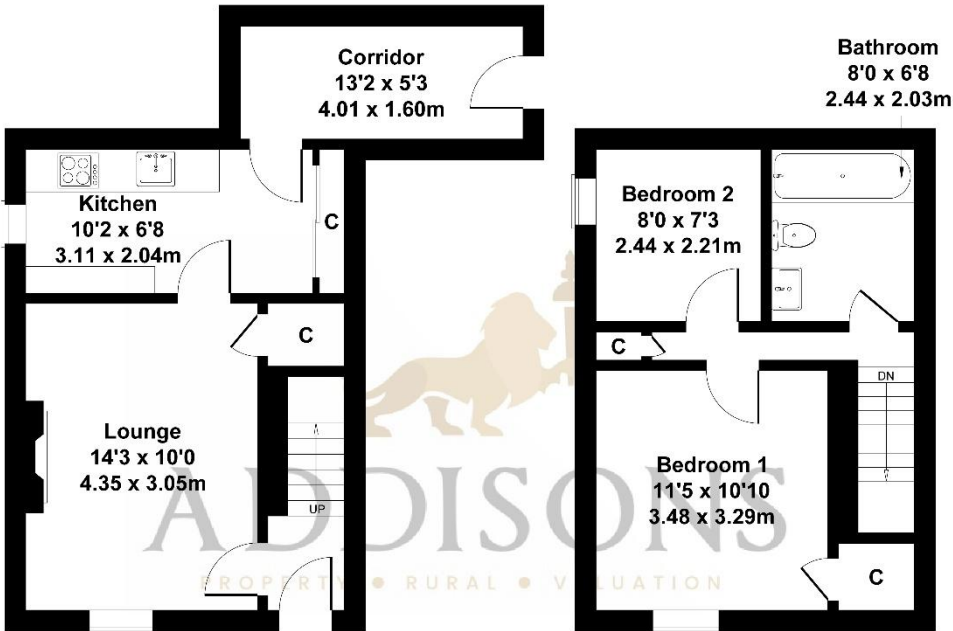
BROCHURE

Details and photographs taken June 2025.



Floor Plan

2 Blackhorse Terrace



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		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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