



Edge Villa

The Edge, Woodland



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ABOUT THE PROPERTY

We are pleased to offer to the marketing this charming, detached single storey period property located within the village of Woodland. The property offers deceptively space accommodation which has been extended and improved by the current owners whilst still retaining many of its original features.

The accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen, Dining Room, Conservatory, Utility and Rear Porch. Main Hallway, Three Bedrooms, Ante Room/Snug and Family Shower Room. Externally there is a Driveway and Rear Garden.

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 Bishop Auckland.

This truly is a fantastic family home which can only be fully appreciated through internal inspection.



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ACCOMMODATION

Entrance Porch

UPVC double glazed panels, outdoor light and tiled flooring. Solid wood door with decorative leaded glass leads to the entrance hall.

Entrance Hall

Decorative tiled flooring, ceiling rose with central ceiling light and radiator. Doors accessing the main hallway, living room and kitchen.

Living Room

Windows to dual aspect, high ceiling with exposed beams and trusses. Inglenook fireplace with multi fuel fire set on a tiled hearth, fitted cupboards to alcove, ceiling rose with central ceiling light.

Inner Hallway

Tiled flooring, picture rail, ceiling rose with central ceiling light and part leaded glazed door. Doors accessing the bedrooms and shower room.

Shower Room

Step-in oversized shower cubicle with mains fed shower, pedestal handwash basin, traditional style high level toilet, obscured glazed window, heated towel rail, tiled flooring and splashbacks.

Ante Room

Currently used as library/snug with book shelves and painted wood flooring with door through to the bedroom.

Bedroom One

Double bedroom with painted wood flooring, window to the front elevation, ceiling rose with central ceiling light, picture rail, loft hatch and radiator. Inglenook fireplace with wood surround, electric stove effect fire set on a tiled hearth.

Bedroom Two

Double bedroom with window looking through to the conservatory, wood flooring, picture rail, ceiling rose with central ceiling light and radiator. Cast iron fireplace with tiled sides and hearth.

Bedroom Three

Twin lights, window to the side elevation, wood flooring and radiator.

Kitchen

Fitted with range of wall and floor units with solid wood worktops and tiled splash backs, integrated fan oven, electric hob with chimney style extractor over. Tiled flooring, Belfast sink unit, central ceiling light and through access to the dining room.



Dining Room

Fitted with co-ordinating kitchen floor units with solid wood worktops and tiled upstands. Two windows to the side elevation, central ceiling light, radiator, tiled flooring door to utility room and sliding patio doors to conservatory. There is space with the dining room for a family sized dining table and chairs.

Utility Room

Plumbing for washing machine and venting for tumble dryer. LPG gas central heating boiler, space for fridge/freezer and loft hatch. Door accessing the rear entrance porch.

Rear Entrance Porch

Tiled flooring, part glazed upvc panels, exterior light and door accessing the garden.

Conservatory

UPVC lean-to style conservatory with tiled flooring, wall light and sockets. Patio doors accessing the rear garden.

EXTERNALLY

To the front of the property there is a pedestrian gate with pathway leading to the side entrance porch. Double gates provide access to a pebbled driveway providing off road parking. Timber gate leads to the rear garden which can also be accessed from the conservatory. The rear garden is predominantly laid to lawn with rockery style flower bed.

PRICE

£245,000



Property Information

Land Registry Title Number: DU269170

Tenure: Freehold

Floor Area: 990 ft² 92 m²

Local Authority: Durham

Council Tax Band: C Annual Cost: £2,268

Flood Risk Very low

Conservation Area: No

Predicted Broadband Speed: Basic: 1 Mbps Superfast: 80 Mbps Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Planning History

Reference: 6/2007/0207/DM, 6/2007/0095/DM and DM/17/00346/FPA

Covenants and Easements

We are not aware of any covenant(s) and/or easement(s) affecting the property.

Survey

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

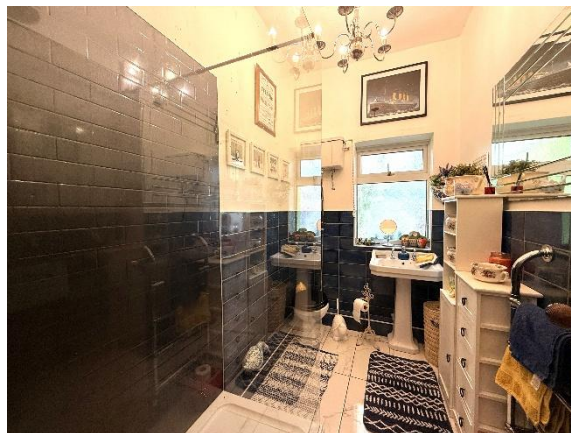
VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1 or info@addisons-surveyors.co.uk

Brochure

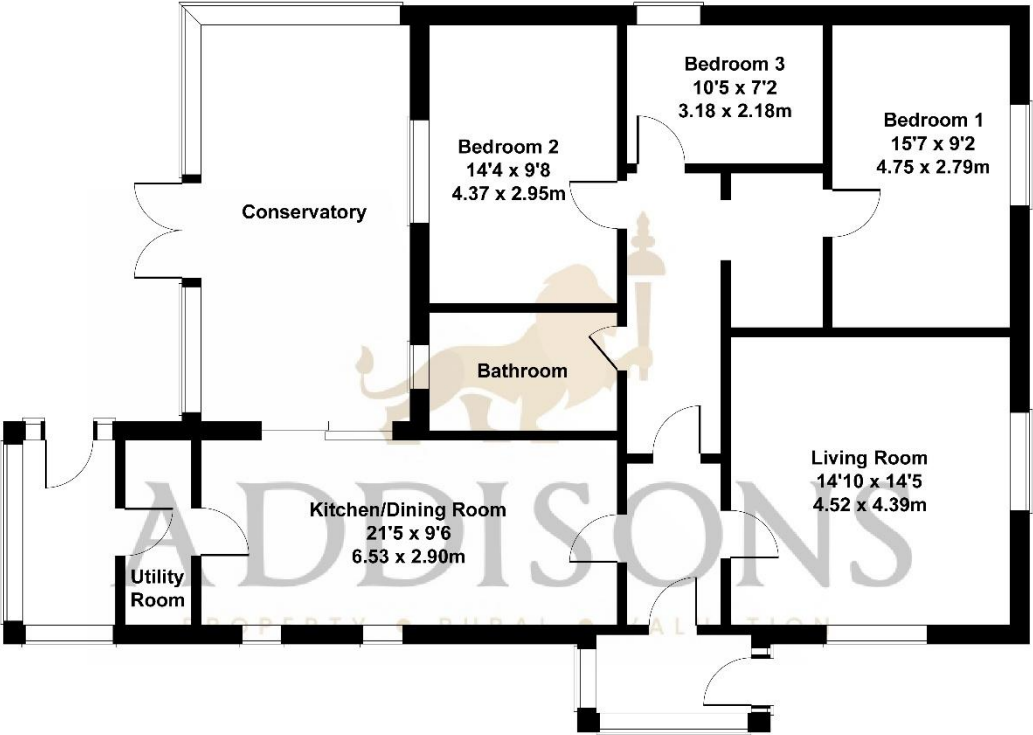
Details and photographs taken January 2026.





Floor Plan

Edge Villa, The Edge, Woodland, DL13 5RF



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. 2026

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



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