



Mickleton, Barnard Castle, County Durham, DL12 0JY

£292,500

Stunning Teesdale views. Stone built detached character bungalow. Desirable village. Generous plot size. Detached garage/workshop. Versatile 2-3 bed layout.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this unique and charming stone built character property. Versatile single storey layout, offering scope for updating and reconfiguration to personal requirements. Occupying an elevated position within this desirable village. Features include: oil fired heating, double glazing, stunning views and good-sized rooms. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, gardens, views, potential, charm, character and value.

PROPERTY SUMMARY

The accommodation includes a front lobby, lounge, dining room, kitchen, conservatory, bed3/sitting room, 2 additional double bedroom and bathroom. Externally the property sits on a generous sloping plot, with established front gardens, south facing rear garden area and side parking area with detached garage and garden stores.

LOCATION

The property is situated in the highly desirable and established village of Mickleton. Set within stunning scenery, the local area offers a variety of amenities and outdoor pursuits. Barnard Castle, Richmond, Middleton-in-Teesdale, Bishop Auckland, Durham and Darlington are within easy reach and offer a comprehensive array of additional amenities, including shops, restaurants, highly regarded schools, transport links and recreational facilities. Popular with residents and tourists the area is an ideal base for those keen to explore the beautiful surrounding countryside, with the North Pennines AONB, Yorkshire Dales National Park and the famous High Force waterfall all easily accessible. There are plentiful walking and cycling routes in the local area. The A1 and A66 are easily accessible, making the area a popular choice for commuters who wish to enjoy a convenient yet rural lifestyle.

DIRECTIONS

Sat Nav location: DL12 0JY.

GROUND FLOOR

Composite front door into an entrance lobby, with large coat/boot cupboard.

Lounge 13' 9" x 10' 11" (4.19m x 3.32m)

Charming reception room with feature fireplace and log burner.

Dining Room 10' 11" x 9' 9" (3.32m x 2.97m)

Good sized formal dining room.

Kitchen 10' 4" x 10' 4" (3.15m x 3.15m)

Fitted kitchen units to three walls. Side and rear windows and feature 'stable style' door to the rear courtyard.

Conservatory 9' 11" x 7' 5" (3.02m x 2.26m)

Enjoying a pleasant outlook with rear door to the courtyard.

Sitting Room / Bed 3 12' 11" x 10' 6" (3.93m x 3.20m)

A useful additional room, ideal for a variety of uses. Front window and rear French doors.



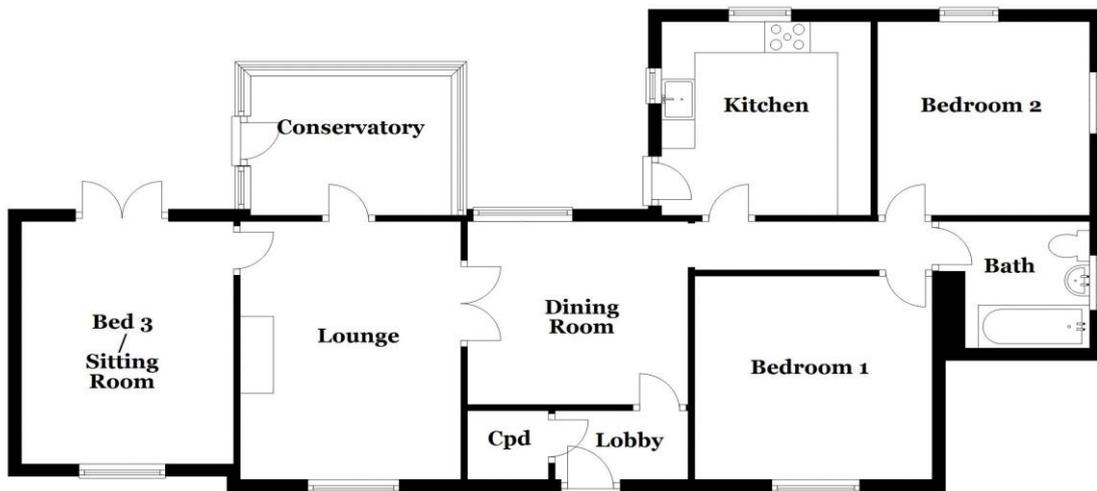
Bedroom One 11' 9" x 10' 10" (3.58m x 3.30m)
Double bedroom with front window.

Bedroom Two 10' 6" x 10' 2" (3.20m x 3.10m)
Double bedroom with side and rear windows.

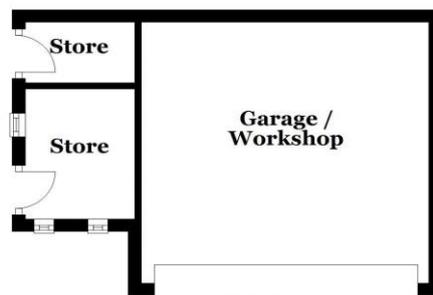
Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)
Fitted bath suite. Side window.



Ground Floor



Outbuilding





OUTSIDE

The property occupies a generous plot. The front garden is a very generous size, with footpath and steps down to the front. Established lawn and borders. Vehicle access over the neighbouring shared access track leads to the side driveway, which provides ample parking. To the rear is a relatively low maintenance, south facing garden, with various seating areas and raised beds.

GARAGE / OUTBUILDINGS 14' 3" x 13' 11" (4.34m x 4.24m)

A large, detached stone garage provides additional parking and potential workshop area, with power supply. Attached to the side are two garden store rooms, ideal for tools and hobby storage, also having a power supply.

AGENT'S NOTES

We understand that this property is one of many in the area built upon land included in the 'Mickleton lease', which is an historic 1000 year lease from 1607. This is quite a commonplace arrangement in the local area, and further details are available upon request.

Tenure: Freehold.

Council Tax Band: C.

These details were prepared / amended on: 08/02/2024

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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