



**Bendle Terrace, Mickleton, Teesdale, DL12 0JU**

**£350,000**

A truly idyllic lifestyle period cottage with large garden, superb views, outbuildings charm and character.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this remarkable opportunity: A most charming and characterful period cottage, offering an exceptional lifestyle in this picturesque and desirable location in Teesdale. Features include: versatile 2/3 bedroom layout, spacious living areas, modern fixtures, air source heat pump, log burner, exposed beams, detached garden studio and stunning views. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, lifestyle, character, gardens, views and value.

## PROPERTY SUMMARY

The spacious and versatile accommodation includes 2 double bedrooms to the first floor (plus study/dressing room), en-suite shower room, bathroom, spacious lounge, dining room, kitchen and office/bed 3. Externally there are outstanding, large gardens to three sides, with parking, stone built studio, workshop, store and greenhouse.

## LOCATION

The property is idyllically situated on a quiet back lane 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 0JU.

## GROUND FLOOR

Front entrance into a vestibule with coat and shoe space. Additional front entrance door to the kitchen.

**Lounge** 20' 2" x 13' 4" (6.14m x 4.06m) max.

A large, main reception room with impressive stone fireplace with log burner.

**Dining Room** 11' 9" x 7' 2" (3.58m x 2.18m) into bay.

Ample breakfast and dining space, with French doors onto the rear deck and garden.

**Kitchen** 12' 11" x 8' 10" (3.93m x 2.69m) max.

A modern fitted kitchen with panoramic picture window and space for a 90cm range cooker.

**Office / Bedroom Three** 8' 5" x 6' 7" (2.56m x 2.01m)

A useful additional room with understairs storage cupboard.



## FIRST FLOOR

Central landing.

**Bedroom One** 13' 4" x 12' 2" (4.06m x 3.71m) max. L shaped.

Double bedroom with front window. Door to:

**En-Suite** 7' 5" x 3' 4" (2.26m x 1.02m)

Modern fitted shower suite.

**Bedroom Two** 13' 5" x 7' 5" (4.09m x 2.26m)

Double bedroom with front window.

**Dressing Room / Study** 8' 7" x 6' 7" (2.61m x 2.01m)

some restricted head height to eaves.

Being a throughfare to bedroom 2, this is ideal as a study, dressing room or play room.

**Bathroom** 8' 7" x 8' 4" (2.61m x 2.54m) some restricted head height to eaves.

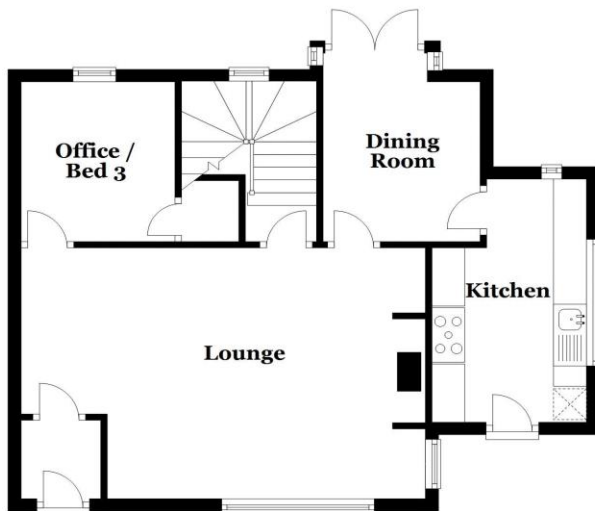
Fitted bath suite. Side window.

**DETACHED STUDIO** 18' 1" x 15' 5" (5.51m x 4.70m).

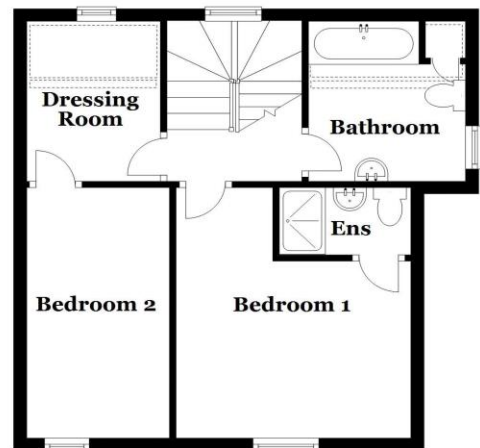
A particularly valuable annex to the property. Currently used for hobbies (including weaving and wine making), but being ideal for many other uses. The spacious room is decorated and insulated, and has power, lighting and a log burner. Windows with superb views. Within the building there is also a good sized store/workshop.



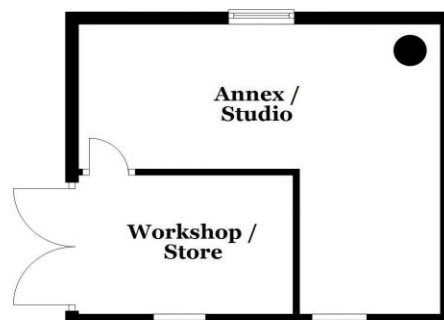
Ground Floor



First Floor



Garden Studio





## OUTSIDE

The large and established lifestyle gardens extend to three sides and are truly exceptional. There are lawns, flowering borders, raised vegetable beds, a greenhouse (12'x8'), log store, raised seating deck, paved seating area, off street parking and an additional timber workshop (also with power and light).

## 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 doesn't generally cause any issues and is quite a commonplace arrangement in the local area, and further details are available upon request. Please note: the current EPC was carried out 5 years ago, before the ASHP heating was installed – so a current rating would be better than indicated. The neighbouring property has a right of access at the west end of the rear garden to access their external store. This causes little impact, but additional screening could easily be installed to mitigate if desired.

**Tenure:** Freehold.

**Council Tax Band:** B.

These details were prepared / amended on: 20/05/2024

### 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.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## 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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Phone:** 01423 20 60 60  
**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)  
**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

