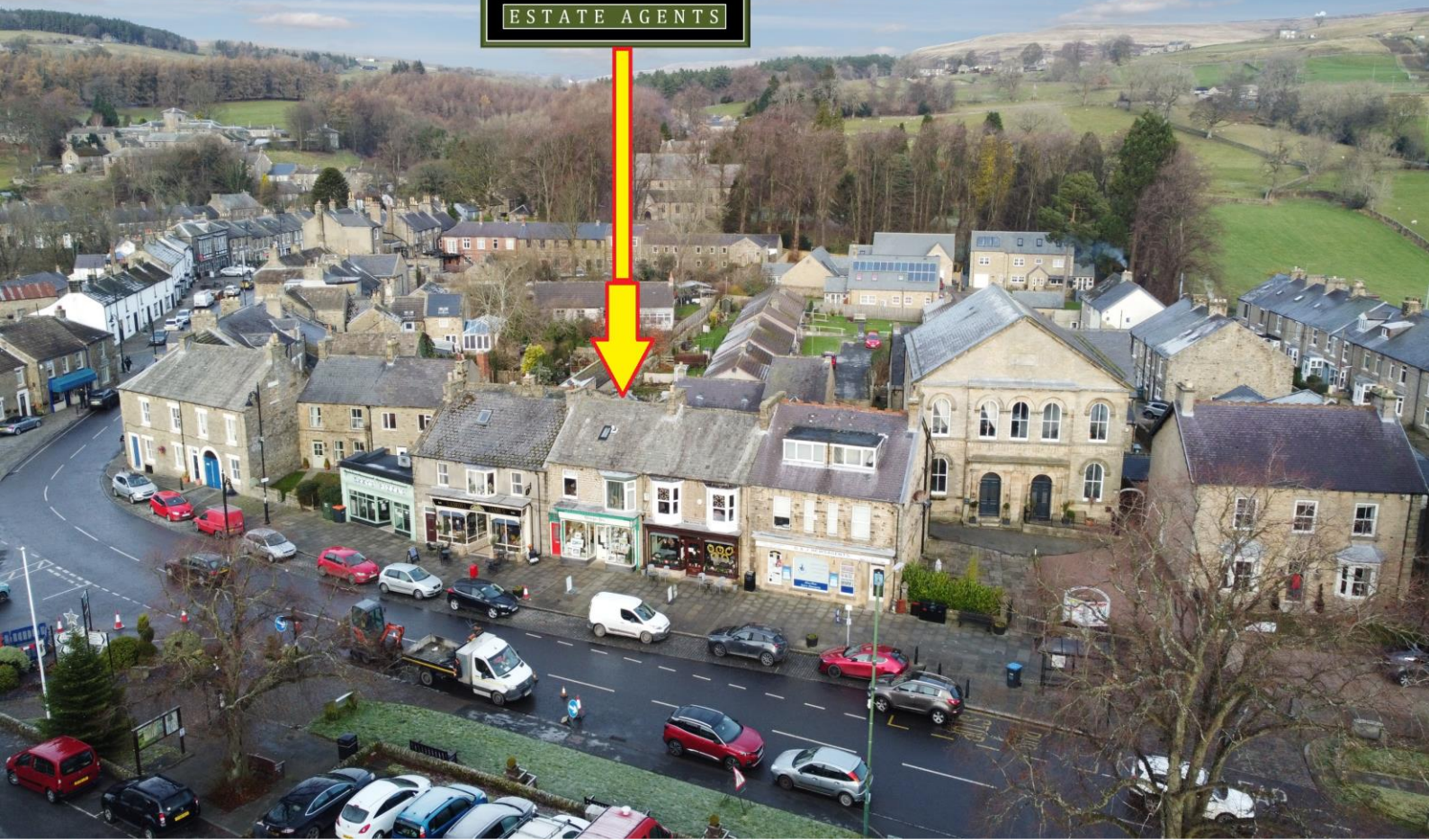


Dales & Shires
ESTATE AGENTS



Horsemarket, Middleton-In-Teesdale, Barnard Castle, Durham, DL12 0SH

£250,000

A rare and exciting opportunity to purchase this freehold property, comprising a prime positioned shop, spacious duplex maisonette and rear outbuilding with potential for development. A wide range of possibilities, ideal as a home with the shop let to produce an income, as business premises, as investment or project. Highly regarded village. Viewing essential.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exciting mixed use freehold property. Conveniently situated in a prime location at the heart of this highly regarded and vibrant working village, with plentiful local amenities, beautiful countryside and transport links within easy reach. Featuring: oil fired boiler, underfloor heating, extensive double glazing and excellent scope for a rental income. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, value, presentation and potential on offer.

PROPERTY SUMMARY

This rare offering includes a shop, a well-presented duplex maisonette and rear outbuilding (currently a garage and workshop, with possible scope for further development, subject to planning). The spacious shop and maisonette both have independent front and rear entrances, additional rear vehicular access and a rear courtyard leading to the garage and workshop.

LOCATION

The property is situated at the heart of the highly desirable and established working village of Middleton-In-Teesdale. There is a rich and abundant selection of amenities in the village, including hotels, a doctor's surgery, pubs, restaurants, shops, schooling, churches and a social club. The village benefits from high speed fibre broadband connections. There is also convenient access into Barnard Castle, Durham and Darlington centres, with the many further amenities and transport links on offer there. Popular with residents and tourists the area is an ideal base for those keen to explore the beautiful surrounding countryside and attractions such as High Force waterfall. 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 0SH.

MAISONETTE

GROUND FLOOR

Private front entrance into a hallway with stairs to the first floor (currently fitted with an Acorn stairlift up to the 1st floor). Rear utility porch with plumbing for a washer/dryer and housing the boiler. Rear access door.

FIRST FLOOR

Spacious landing with study area and storage. Stairs to the second floor. Rear window.

Lounge 13' 2" x 12' 6" (4.01m x 3.81m) plus bay.
Spacious and light with a feature fireplace and front bay window.

Breakfast Kitchen 11' 2" x 7' 10" (3.40m x 2.39m) max.

Well appointed with a range of units and space for appliances. Front window.

Dining Room / Bed 3 13' 5" x 9' 11" (4.09m x 3.02m) max.

Spacious and versatile room. Rear window.

Bathroom 6' 4" x 5' 7" (1.93m x 1.70m) max.
Fitted white bath suite. Rear window.



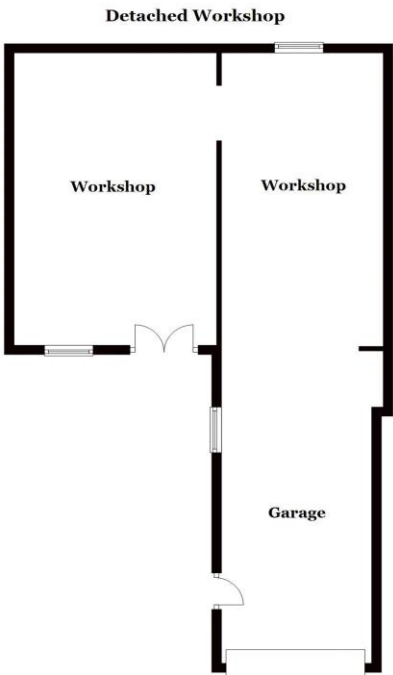
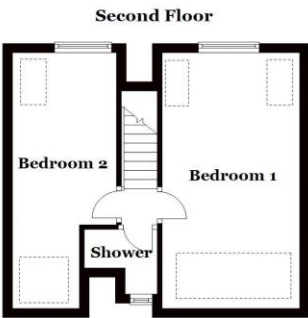
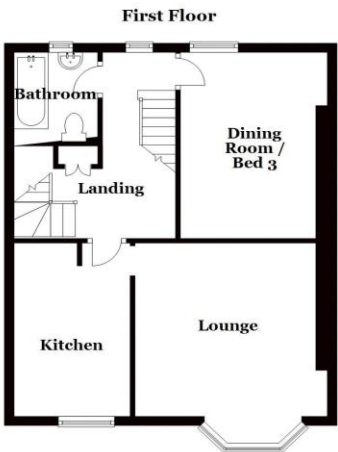
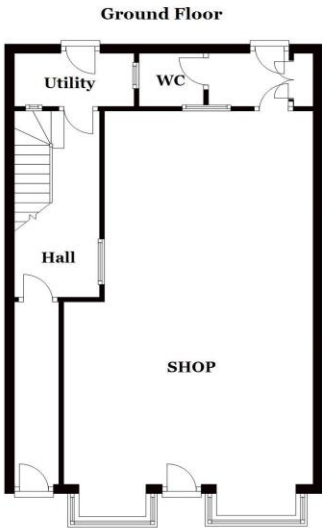
SECOND FLOOR

Bedroom One 18' 6" x 9' 4" (5.63m x 2.84m) max floor area - some sloping ceilings.
Double bedroom with rear dormer window and eaves storage.

Bedroom Two 18' 5" x 6' 10" (5.61m x 2.08m) narrowing to 4'6. Max floor area.
Large single bedroom with rear dormer window and eaves storage.

Shower Room
Toilet, shower area and front roof window.

SHOP 26' 11" x 16' 10" (8.20m x 5.13m) max.
A large, double fronted retail space with superb potential for a variety of uses. Twin bay display windows, slat walling and rear door leading to a small kitchenette area, WC and rear door.





WORKSHOP & GARAGE

A spacious and versatile space, which could offer development potential, subject to planning, perhaps offering scope as a holiday let, annex or separate dwelling. Workshop: 21' 1" x 13' 8" (6.42m x 4.16m). Garage & Rear Workshop: 44' 0" x 10' 11" (13.40m x 3.32m) max.

OUTSIDE

The shop is street lined to the front, onto a deep pavement, set back from the main road. There is shared vehicular access to the rear, leading to a rear yard (parking for 2 cars) and landscaped courtyard to the workshop/garage. Additional storage cupboards and oil tank.

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 for full details.

Viewing / Offer Process:

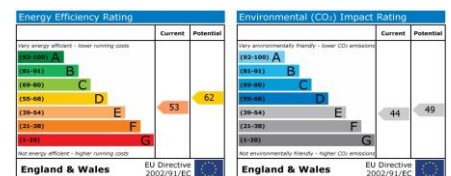
All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: (Flat) Band A.

Business Rates: (Shop) £3,950 (eligible for full relief).

These details were prepared / amended on: 11/12/2024



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.

Phone: 01423 20 60 60
E-Mail: sales@dalesandshires.com
Web: www.dalesandshires.com
Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

