

**Lowside, Mickleton, Barnard Castle, County Durham, DL12 0JR**

**£189,000**

Unique and charming cottage. Versatile 2 bed, 2 reception layout. Period features and log burners. Southerly facing front garden. Electric heating and PVCu double glazing. Popular village within idyllic countryside. Scenic walks straight from the doorstep...

**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 characterful period end of terrace cottage. Providing a practical and versatile layout as a home or second home, whilst also offering the charm and quirkiness of thick walls, angled room shapes and split levels. Situated on this secluded and pleasant back lane in this picturesque and desirable village location in Teesdale. Features include: log burners, thick walls, attractive outlooks, quality fixtures, an interesting layout, PVCu double glazed windows and electric heating. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, charm, character, layout, views and value.

## PROPERTY SUMMARY

The accommodation includes 2 main reception rooms (both with a log burner), quality kitchen, downstairs shower/wet room and 2 upstairs bedrooms. Externally there is a southerly facing front garden. To the rear is a separate store/workshop.

## 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 0JR.

## GROUND FLOOR

Wide timber front door from the front garden into:

**Sitting / Dining Room (front)** 14' 8" x 13' 6" (4.47m x 4.11m)

Well proportioned and light reception room with front window, feature fireplace with stove and staircase to the first floor. Door and 3 steps down into:

**Kitchen** 9' 3" x 9' 0" (2.82m x 2.74m)

A high quality and well-equipped fitted kitchen with marble work surface, Belfast style sink and integrated electric hob and double oven. The kitchen area extends onwards to a shelving/dresser area with integrated fridge freezer and washer/dryer. Plentiful daylight via two side windows. A couple of shallow steps lead down to:

**Dresser Area** 11' 6" x 5' 8" (3.50m x 1.73m)

**Lounge (rear)** 12' 7" x 11' 5" (3.83m x 3.48m)

A very comfortable additional reception room, ideal as a lounge, but also useable as an occasional bedroom. Feature fireplace with log burner, windows to both sides and a PVCu door to the rear (no private rear garden space, but a right of way to access the separate store).

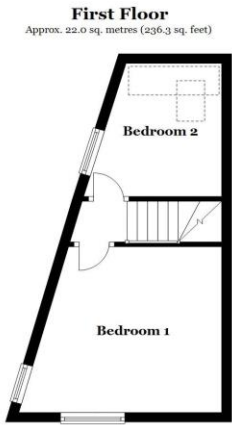
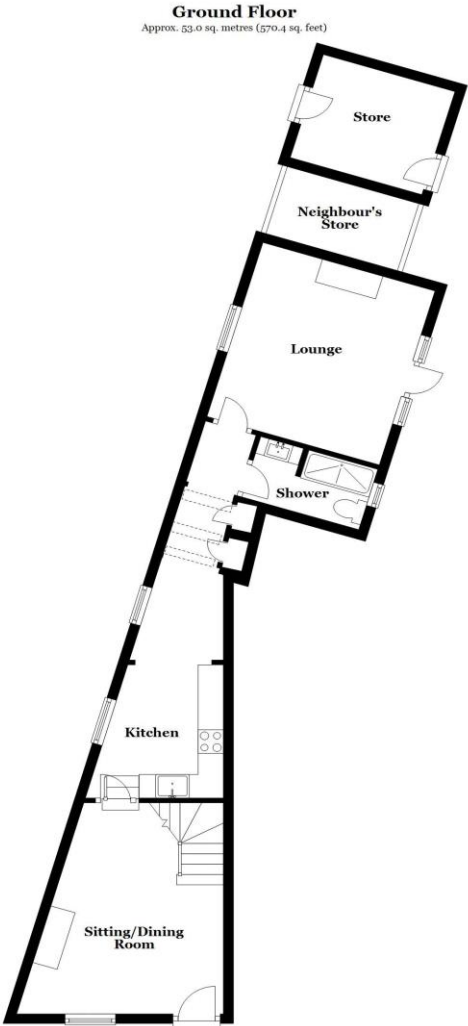


**Shower Room** 8' 0" x 4' 4" (2.44m x 1.32m)  
A stylish and modern shower/wet room with side window, tiled walls & floor and underfloor heating.

**FIRST FLOOR**  
Central landing area.

**Bedroom One** 13' 1" x 10' 5" (3.98m x 3.17m)  
Decent sized double bedroom with front and side windows.

**Bedroom Two** 10' 6" x 9' 1" (3.20m x 2.77m)  
Currently used as a double bedroom (with restricted head height to one side), but could also be used as a comfortable single room or accommodate bunk beds. Low side window and rear roof window.







## OUTSIDE

To the front is a charming garden/yard area with stone wall and front gate. Enjoying a southerly aspect with ample space for seating, planting and bin storage.

## Workshop / Store 9' 4" x 7' 8" (2.84m x 2.34m)

Situated to the rear, this useful space is ideal as a workshop, log/coal store or storage of bikes. Access doors on both sides.

## 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 - further details are available upon request. We are the sole selling agent for this property. To book a viewing, ask any questions, or to make an offer, you are welcome to contact us 7 days a week by phone or email. Mains drainage, electricity and water. There is no mains gas in the village. Due to irregular room shapes we have used maximum measurements in most rooms.

**Tenure:** Leasehold.

**Council Tax Band:** C.

These details were prepared / amended on: 15/03/2025

### 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?

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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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	15	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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