



Dotheboys Hall, Bowes, County Durham, DL12 9LL

£250,000

A most comfortable, characterful and well-proportioned (1200sqft) home within the interesting and desirable Dotheboys Hall. Large shared grounds. Attractive rural views.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this interesting, individual, spacious (1200sqft) and highly desirable 3 bed character home. Forming part of the Grade II listed Dotheboys Hall (formerly Bowes Academy, famed in the Victorian era for inspiring Charles Dickens's Nicholas Nickleby). Enjoying a convenient village edge position, with transport links and Barnard Castle within easy reach. Features include: majority double glazing, oil central heating, a log burner, attractive fireplaces, thick walls, quality fixtures & fittings and tasteful decoration. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, character, space, presentation, quality, views and value. This property is ideal for buyers wanting to enjoy the character, large grounds and rural village lifestyle, yet with the benefit of shared and well managed maintenance and finances (each property is leasehold and comes with a share of the overall freehold for the building and grounds).

PROPERTY SUMMARY

The spacious accommodation includes a large lounge, dining kitchen, utility porch, shower room (ground floor), bathroom (first floor) and 3 large bedrooms. Externally there are extensive grounds (totalling 0.5 acres), with large lawns, paved seating areas and mature trees & borders.

LOCATION

The property is situated in the desirable, established and convenient village of Bowes, which features the Bowes Castle ruins, a nursery, primary school, village hall and The Ancient Unicorn pub. Larger towns and cities of Barnard Castle, Richmond, Middleton-in-Teesdale, Kirkby Stephen, 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, this area is an ideal base for exploring the beautiful surrounding countryside, including Teesdale, The North Pennines AONB, The Yorkshire Dales and The Lake District. 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 9LL.

GROUND FLOOR

Lounge 16' 11" x 15' 4" (5.15m x 4.67m)

Large main reception room with sash window, feature fireplace and staircase upwards. The room is comfortably large enough for an additional study area / dining.

Kitchen 16' 6" x 13' 6" (5.03m x 4.11m)

Extensive and high quality fitted kitchen with granite work surfaces and space for a large formal dining table. Integrated appliances and space for an electric range cooker. Impressive store fireplace with log burner.

Utility Porch 9' 3" x 5' 9" (2.82m x 1.75m)

Entrance door leads into this useful space, ideal for boots, coats, utilities (plumbing for appliances) and storage.

Shower Room 10' 0" x 2' 7" (3.05m x 0.79m)

Fully tiled wet room with modern fixtures.



FIRST FLOOR

Good sized landing with large storage cupboards and staircase upwards.

Bedroom One 12' 4" x 11' 11" (3.76m x 3.63m)

Large double bedroom with built in wardrobes.

Bedroom Two 13' 5" x 11' 8" (4.09m x 3.55m)

Large double bedroom with built in wardrobes.

Bathroom 8' 9" x 4' 8" (2.66m x 1.42m)

Stylishly appointed with a free-standing bath suite.

SECOND FLOOR

Small landing area into:

Bedroom Three 13' 7" x 10' 9" (4.14m x 3.27m) max.

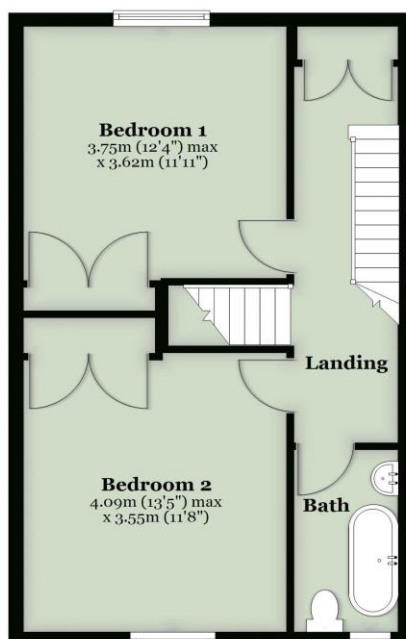
Generous twin room with two roof windows with blinds.



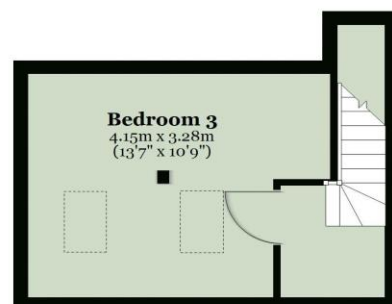
Ground Floor



First Floor



Second Floor





OUTSIDE

Set within superb and well-maintained mature communal grounds of approximately 0.5 acres. There are extensive lawns, paved seating areas, superb rural views and mature trees.

AGENT'S NOTES

Share of overall freehold, along with a long leasehold on the property itself (999 years from 1981). Service charges are very reasonable at approximately £82 - £105 per month - depending on annual expenditure (this includes buildings insurance, grounds maintenance, communal lighting and building maintenance – and there is usually a monthly surplus, building up a healthy reserve fund for larger one off works). As the 7 owners are also the freeholders, there is no third party management company, so communal monies are used efficiently and fully controlled by the owners collectively. We are the sole selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

Tenure: Share of Freehold + Leasehold.

Council Tax Band: C.

These details were prepared / amended on: 30/09/2025

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?

We sell successfully for clients throughout the North of England.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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