



MINE HOUSE

Daddy Shield, Bishop Auckland, County Durham



MINE HOUSE

DADDRY SHIELD, BISHOP AUCKLAND,
COUNTY DURHAM, DL13 1NW

MINE HOUSE IS A SUPERBLY PRESENTED FOUR BEDROOMED
STONE BUILT PROPERTY SET WITHIN 2.64 ACRES OF LANDSCAPED
GROUNDS SITUATED IN AN AREA OF OUTSTANDING NATURAL
BEAUTY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL
THE PROPERTY OFFERS

Accommodation

Double glazing • Fitted kitchen • Electric aga • Four bedrooms in total
Flexible accommodation • Stone fire surrounds • Stunning gardens
Waterfall • Garage • Beautiful views • Small paddock • Solar panels



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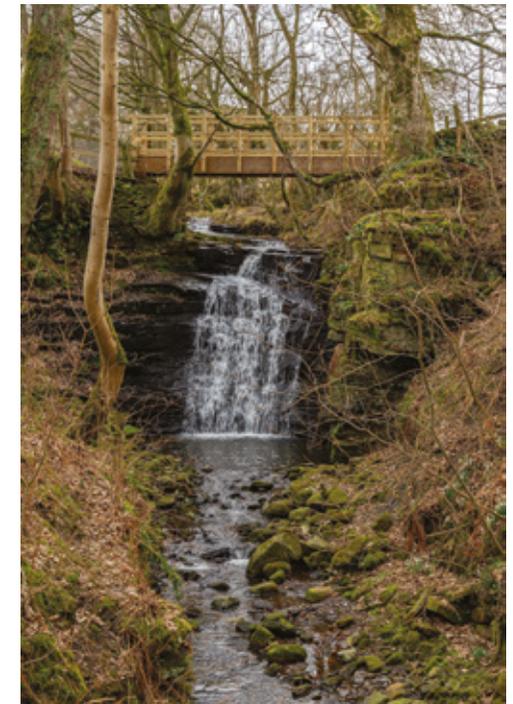
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Location

Situated in the heart of Weardale, the house is well positioned for easy access to the local towns of Wolsingham 12 miles Hexham 25 miles, Barnard Castle 20 miles. Durham, Darlington and Penrith, M6 and the A1 are all within 45 minutes' drive. The surrounding countryside provides the ideal place to enjoy a wide variety of outdoor activities and country pursuits.

Mine House was built in the mid eighteenth hundreds, a home for the manager of Greenlaws Lead mine with attached miners dormitory and store, the latter converted into a letting cottage providing a steady income for previous owners.

The property provides flexible accommodation with a total of four double bedrooms or may be utilized as two self contained cottages.

Accommodation

The property comprises three reception rooms, four double bedrooms and two bathrooms, offering flexible accommodation over two floors. The property is access via an entrance porch leading through to a large kitchen/diner with contemporary fitted units, 3 oven electric Aga and underfloor heating.

Twin aspect windows provide excellent views over the gardens and countryside beyond. The living room has an original stone fireplace, tiled Frosterley marble hearth and inset log burner plus underfloor heating. Stairs from the living room provide access to the landing with large fitted airing cupboard, two double bedrooms and the house bathroom.

A half glazed door leads from the living room into the vestibule, giving to access to a WC, large garden room and a door, leading to the additional ground floor accommodation, comprising two further double bedrooms, shower room with underfloor heating, kitchen, conservatory and sitting room with stone fire surround and inset log burner. The additional ground floor accommodation may be incorporated into the main house or used as a self contained cottage

Externally

The property is situated on an elevated plot above the village of Daddry Shield, accessed via gravelled driveway leading to ample parking area and garage.



The outstanding grounds and gardens extend to approximately 2.67 acres with a variety of features, beautiful seating areas, private waterfall, pathways leading through woodland along the burn. water wheel, a vegetable plot and small paddock .There are also entrances to two redundant mines which open to caverns. The Daddy Shield Burn runs through the gardens of the property.

Solar PV Panels

The sale includes 16 solar panels mounted on the rear side of the property roof, which we understand have a feed in tariff. Further information upon request.

Land

See Promap included in brochure. The land/gardens extend to approximately 2.67 acres (1.08 Hectares).

Services

Main water, electricity and telephone are connected. There is oil fired central heating. Drainage to septic tank.

Please note the septic tank does not meet the current regulations and this can be discussed further with the vendor.

Tenure, Local Authority and Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Durham County Council. For Council Tax purposes, the property is banded D.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Area, Measurements & Other Information

All areas, measurements and other information have been taken from various records and area believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

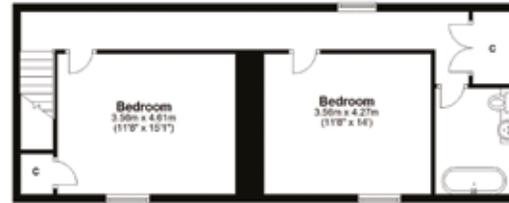
Strictly by appointment via GSC Grays.





Mine House Daddy Sheild

Total area: approx. 246.4 sq. metres (2651.8 sq. feet)

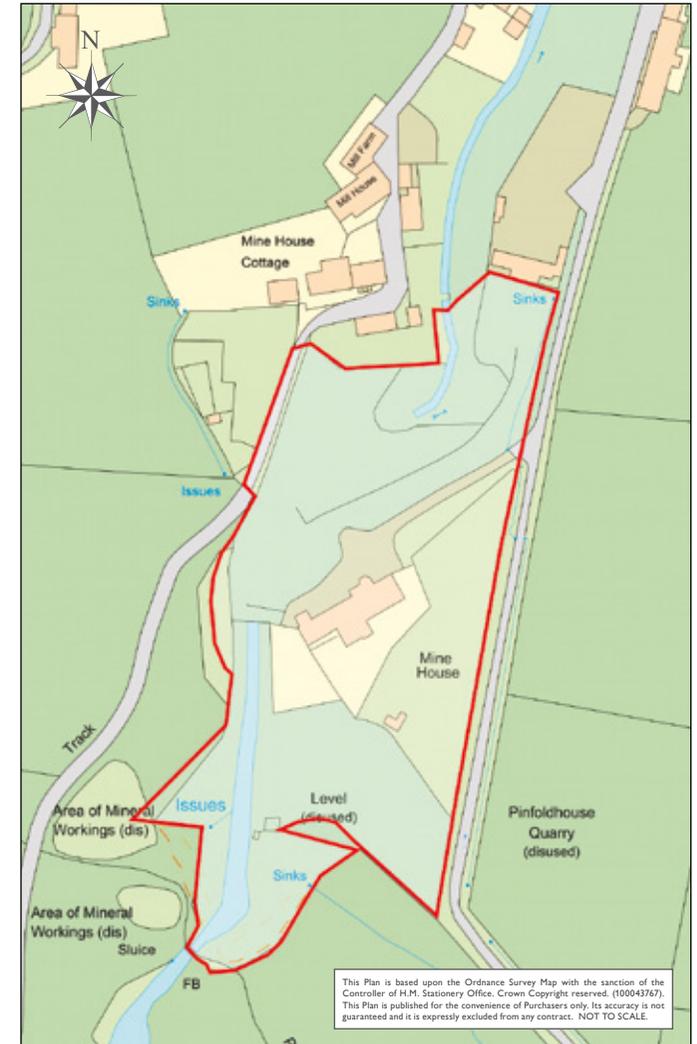


First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

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PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: January 2024

Photographs taken: February 2023