

# THE SYCAMORE

Eggleston, Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND

---

# THE SYCAMORE, CHURCH BANK

Barnard Castle, DL12 0AH

Nestled on the edge of Eggleston Village with stunning views to the rear. We are delighted to offer a deceptively spacious three bedroomed detached bungalow with beautiful gardens. No Onward Chain.

Middleton-in-Teesdale 4 miles, Barnard Castle 6 miles, Bishop Auckland 17 miles, Darlington 18 miles, Durham 30 miles. Please note all distances are approximate. Situated on the edge of Eggleston village. The property enjoys a pretty setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities and schools. The village of Eggleston has a public house The Moorcock Inn and a farm shop, post office services are available in the village hall twice a week along with other regular activities.

## ACCOMMODATION

- \* Stunning Views
- \* Detached Bungalow
- \* Three Bedrooms
- \* Village Location
- \* No Onward Chain



**GSC GRAYS**

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---



## The Sycamore

The accommodation briefly comprises an entrance hall, living room, garden room, dining room, kitchen, utility room, master bedroom with en-suite shower room, bedroom with dressing room/study, further bedroom and a house bathroom. To the exterior of the property there is a beautiful walled front garden, stunning rear garden with great views, double garage and workshop.

## Accommodation

With glazed UPVC entrance doors to front elevation into the entrance hall. The living room has a feature stone fireplace with open archway to garden room. The garden room has stunning views over the garden and further views of Upper Teesdale beyond. The dining room has a window to side elevation leading through to the kitchen. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces and breakfast bar. To the rear of the kitchen there are doors to the side elevation and utility room. From the main entrance hall there are also doors to a master bedroom with built-in cupboards, en-suite shower room, a second bedroom with built-in cupboards and dressing room/study, third bedroom and a four piece house bathroom.





### Externally

To the front of the property there is a walled planted front garden. To the rear of the property there is a beautiful terraced rear garden with stunning views. The garden boasts a magnificent Sycamore tree, lawned area, garden terracing with well stocked mature plants, flowers and shrubs. To side of the property there is also a conservatory/greenhouse and small south facing patio area.

### Garage

A double garage with two up and over doors, power and light. The property also benefits from a workshop 16'8 x 9'3 overall.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.



### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Particulars

Particulars written in July 2023.

Photographs taken in July 2023.

### Services and Other Information

Mains electricity, drainage, and water are connected. Oil fired central heating. The property also has Calor gas supply for cooking.

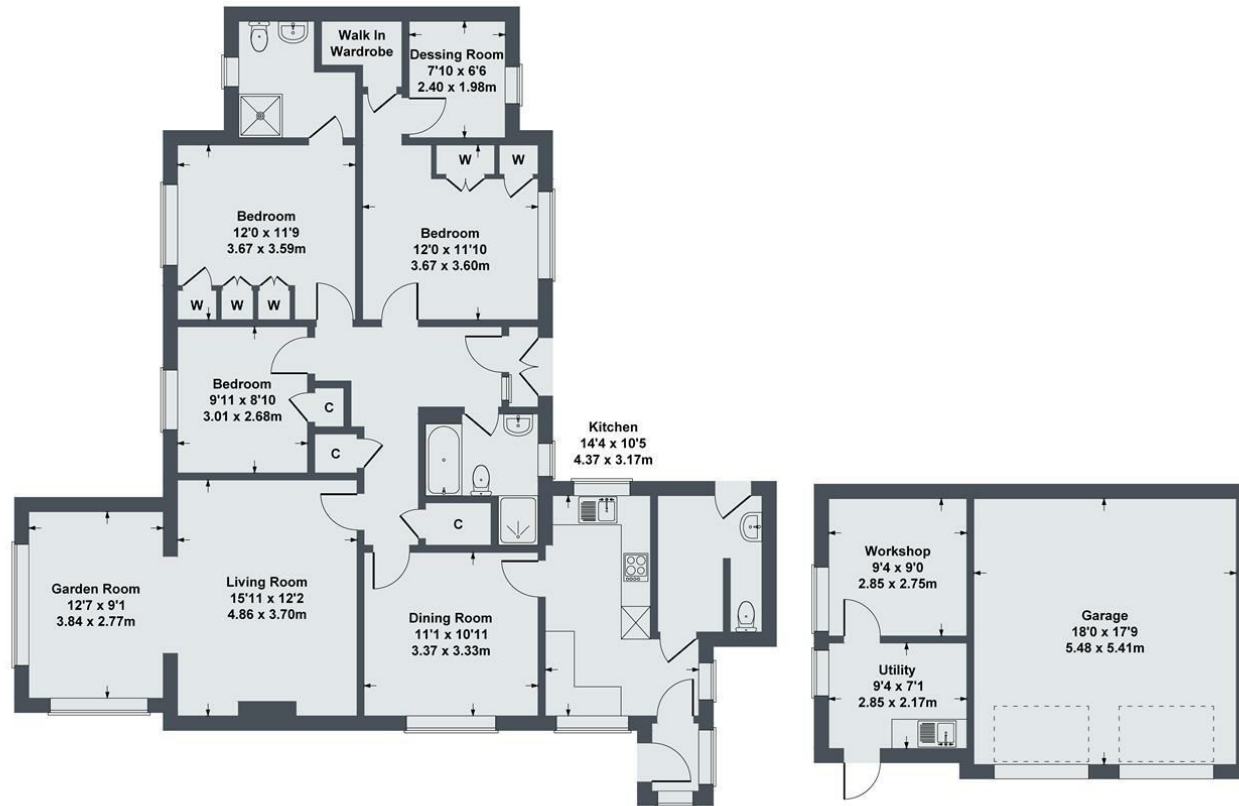
### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.

# The Sycamore, Eggleston

Approximate Gross Internal Area  
1927 sq ft - 179 sq m



## GARAGE

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### DISCLAIMER NOTICE:

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.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
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 view the property.