



# BRAESIDE

Church Bank, Eggleston, DL12 0AH



GSC GRAYS

PROPERTY • ESTATES • LAND

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A lovingly restored stone-built character cottage with three bedrooms, a beautiful private garden and off-street parking. Set in the highly desirable village of Eggleston, and available with 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.



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## Accommodation

### Ground Floor

The entrance hall leads into the living room, with open fireplace, wooden flooring and a large, bright window to the front elevation. Further access is provided to the under-stair storage and downstairs WC, as well as the dining room, with multi-fuel cast iron stove, tiled flooring and stone-topped chimney breast. The recently refurbished kitchen comprises matching wall and base units, rolled wooden worksurfaces, ceramic sink and electric oven and hob. The kitchen leads into the pantry, with further storage options provided as well as electricity and plumbing. The rear porch is accessed from the kitchen and leads into the rear garden.

### First Floor

The first floor landing provides access to the three bedrooms as well as the family bathroom. There are two generously sized double bedrooms with large windows and views to the front and rear elevations, as well as a useful single bedroom. The modern family bathroom consists of glazed windows, integrated bath, separate shower with glass door, wash basin and WC.

### Externally

To the rear of the property is a well kept lawned garden and easily maintainable gravelled area with outdoor table and wooden sun trap. There are also two outdoor sheds for further storage. To the front, there is a private lawned garden with views onto Eggleston Green.

### Parking

Two dedicated off-street parking spots are allocated to this property, as well as further on-street options available if required.

### 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 D.

### Particulars

Particulars written in May 2024.

Photographs taken in May 2024.

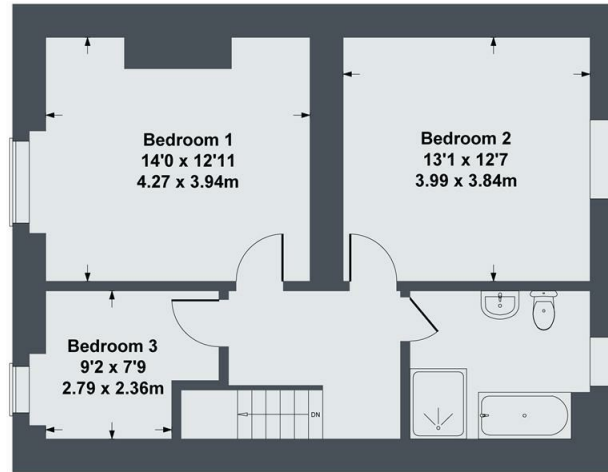
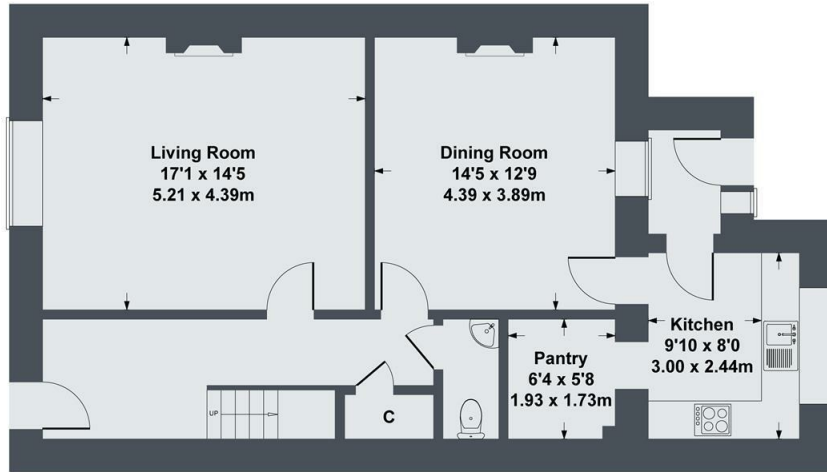
### Services and Other Information

Mains electricity, drainage, and water are connected. Oil fired central heating.



## Braeside, Eggleston

Approximate Gross Internal Area  
1389 sq ft - 129 sq m




GROUND FLOOR

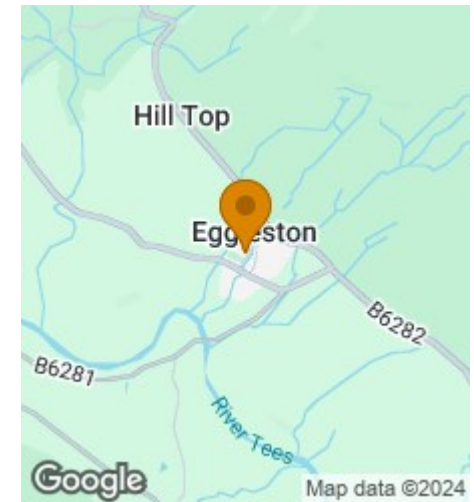
FIRST FLOOR

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</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

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.
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