



HOWL JOHN
Eastgate, Bishop Auckland



GSC GRAYS

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HOWL JOHN

Bishop Auckland, DL13 2JY

A charming four bedroom detached period stone built farmhouse occupying a plot of approximately 0.6 acres including gardens and small paddock. The farmhouse is well positioned between Stanhope and Eastgate enjoying views over well proportioned gardens and open countryside.

ACCOMMODATION

- * Detached period farmhouse
 - * Four bedrooms
 - * Three reception rooms
- * Approximately 0.6 acre plot
- * Workshop, stable, tack room



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Situation

Eastgate is a popular yet peaceful village in the Weardale valley, a few miles west of Stanhope, which originally marked the eastern border of the private hunting park of the Prince Bishops of Durham. The village, which includes a traditional pub, church and an active village hall, is surrounded by the moorland of the North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and tourists alike with stunning surrounding scenery from moorland to fellside and riverside walks. The nearby bustling market town of Stanhope is located on the popular C2C Cycle Route and is the terminus of the Weardale Railway, a heritage railway which runs from Bishop Auckland. Other tourist attractions include the 18th Century Stanhope Castle in the centre of the town, a heated open air swimming pool, the famous fossil tree which is approximately 320 million years old and the Durham Dales Centre which hosts craft shops and an award-winning tea room. The popular annual Stanhope Agricultural Show on the second weekend in September was first held in 1834. Nearby is Derwent Reservoir for those interested in sailing and fishing.

For the commuter Eastgate, while being rural, is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by road and rail. Newcastle International Airport and Durham Tees Valley Airport are both within easy reach.

Approximate Mileages

Stanhope 2.1 miles | Wolsingham 8.2 miles | Bishop Auckland 18.1 miles | Durham City Centre 22.8 miles | Newcastle City Centre 30.4 miles | Newcastle International Airport 31.6 miles





Accommodation

In brief the accommodation comprises entrance porch, hallway, living room, dining room, snug, breakfast/kitchen, utility room, cloakroom/shower room, first floor landing, master bedroom with dressing area and en-suite, three further bedrooms and a house bathroom. To the exterior of the property there is a beautiful garden mainly laid to lawn with walled boundaries, box hedging and gate leading to small paddock. There is also a stable, tack room, workshop and gravelled area providing off-street parking.

Ground Floor

The property's main entrance is to the rear with entrance porch leading to hallway with staircase to the first floor and doors to main reception rooms. The living room boasts a marble fire surround with open grate, wooden flooring, shutters and double glazed window with views over the garden. The dining room has dual aspect windows overlooking the rear garden and open countryside as well as patio doors to the garden and patio area. The snug has a cast iron log burner, shutters and window overlooking the garden. The breakfast/kitchen comprises a matching range of wall and base unit incorporating granite worktops, oil Rayburn, electric oven, electric hob, tiled flooring and window to rear elevation. The utility room has a further range of units, space and plumbing for washing machine and dishwasher and access to area housing oil tank. There is also a ground floor cloakroom/shower room with a matching three piece suite.



First Floor

The first floor landing provides access to the master bedroom with dressing area and en-suite shower room. There are three further double bedrooms on the first floor and a house bathroom comprising four piece suite with step-in shower cubicle, freestanding bath, pedestal wash hand basin and low level WC.

Externally

The property has a walled garden mainly laid to lawn with planted borders, impressive box hedging, flag stone patio area, greenhouse and gate leading through to a small paddock with raised beds, fruit trees, shed and pond. The property also benefits from a stable (12'2 x 12'1), tack room with power and light. There is also a timber built workshop (22'5 x 11'7) with power and light.

Parking

Gravelled area providing off-street parking with gated access.

Note

Please note the property is accessed via a working farmyard, gated to the rear of the property.

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 F.

Particulars

Particulars written in October 2024.

Photographs taken in October 2024.

Services and Other Information

Mains electricity, septic tank drainage, and private water source. Oil fired central heating. Please note the property is sold with and benefits from a bank of 16 solar panels on the roof of the property and are included within the sale which provides power including heating of water.

Howl John, Eastgate

Approximate Gross Internal Area
2422 sq ft - 225 sq m



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) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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