



LOWES HOUSE BOLDRON
Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

LOWES HOUSE BOLDRON

Barnard Castle, County Durham, DL12 9RF

Lowes House is a three bedroom stone built detached property set within the pretty little village of Boldron. The property faces the village green on a quiet cul-de-sac and is complemented with a lawned rear garden and an excellent sized stone built byre which is placed to the side of the main house. The property would benefit from some updating.

ACCOMMODATION

- * Detached property
- * Three bedrooms
- * Stone built byre
 - * Gardens
- * Stunning views
- * Would benefit from some updating



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Situation

Barnard Castle 2 miles, Richmond 16 miles, Darlington 20 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. Please note all distances are approximate. Lowes House lies to the south of the A66, within the centre of Boldron which supports a public house and village hall. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.

Amenities

Primary schools at Bowes, Startforth and Barnard Castle. State secondary school with sixth form, public school and prep school at Barnard Castle. Theatres at Darlington and Richmond. Horse racing at York, Sedgefield, Catterick and Ripon. Motor sport at Croft. Golf, tennis and bowls at Barnard Castle. Golf at Richmond, Darlington and Headlam. Teesdale and the Yorkshire Dales National Park providing picturesque landscape for walking and other outdoor activities.

Accommodation

The accommodation briefly comprises: entrance hall, living room, breakfast kitchen, conservatory, utility, shower room, first floor landing, three bedrooms and a bathroom. Externally there is a lawned rear garden and a stone built byre.

With door leading to:

Entrance

With stairs rising to the first floor, laminate flooring and doors leading to the ground floor accommodation as follows:





Living Room

A good sized living space with double glazed window to the front elevation looking onto Boldron village green. Also comprising an open fire with bricked inlay, wooden surround and stone hearth. Glazed doors open into the conservatory.

Breakfast Kitchen

Offering a pleasant sized kitchen including space for a breakfast table and chairs. Including a variety of fitted wall and base units with wooden effect work surface over, tiled splashbacks, sink with mixer tap and drainer, integral electric double oven, integral electric hob, integral fridge, integral freezer, integral dishwasher, tiled flooring, door to utility, door to entrance hall and double doors opening into the conservatory.

Conservatory

The conservatory offers an excellent footprint adding additional living space to the property. There is an exposed stone wall creating character, stunning countryside views, tiled flooring with under floor heating, double doors leading to the kitchen and living room and double doors opening to the garden.

Utility

With double glazed window to the rear elevation, fitted units with wooden effect work surface over, space for washing machine, tiled flooring and door leading to the exterior.

Downstairs Shower Room

Comprising shower cubicle with mains valve, WC, wash hand basin with mixer tap, part tiled walls and tiled flooring.

First Floor Landing

With double glazed windows to dual aspects and doors leading to the first floor accommodation.



Bedroom One

To the front elevation with double glazed window providing elevated views and with door leading to the bathroom.

Bedroom Two

To the front elevation with double glazed window providing an elevated outlook onto the village green.

Bedroom Three

To the rear elevation with double glazed window providing far reaching countryside views.

Bathroom

Accessed either off the landing or from bedroom one. Comprising a three piece suite including a concealed cistern WC, bath with shower over and a hand wash basin unit. There is also a heated towel rail, double glazed window to the rear elevation, tiled flooring and access to the airing cupboard which houses the hot water tank.

Externally

Stone Built Byre

Placed at the side of the house is a stone built byre with slate roof which is suitable for a variety of uses, subject to obtaining the necessary planning and consents. The byre is split into two separate rooms with a timber double door to the front elevation and personnel door to the side elevation. The first room measures approximately 3.79m x 4.13m (12'5" x 13'7"). The second room measures approximately 3.74m x 4.74m (12'3" x 15'7").

Gardens

The property enjoys a lawned garden to the rear of the property which extends to each side of the house. There are planted borders, walled boundaries, access to the oil tank and access to two stone built stores which adjoin the rear of the byre.

Tenure

The property is offered freehold with vacant possession upon completion.

Services

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

Particulars

Particulars written in March 2025.

Photographs taken in March 2025.

Local Authority and Council Tax

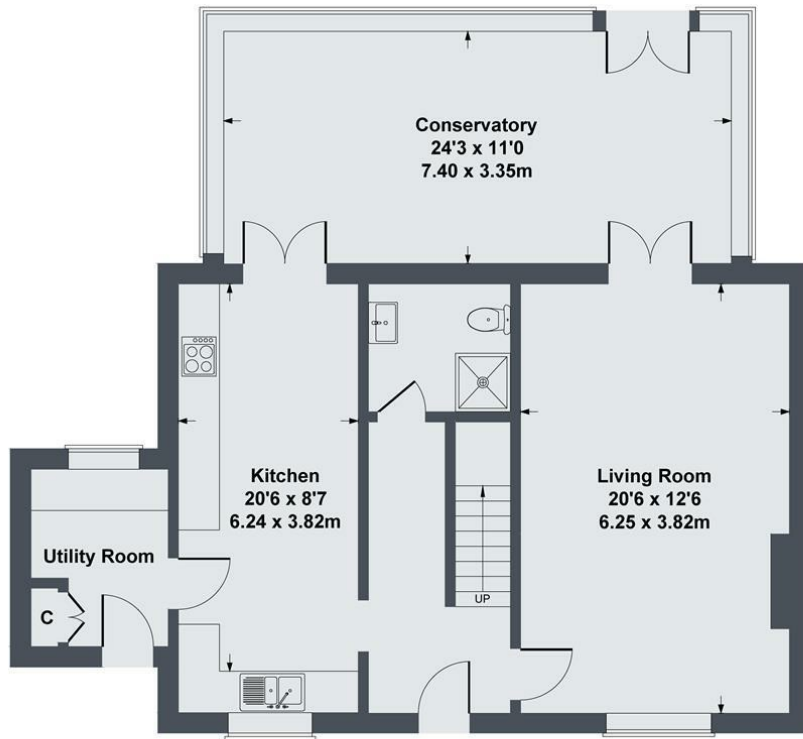
Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

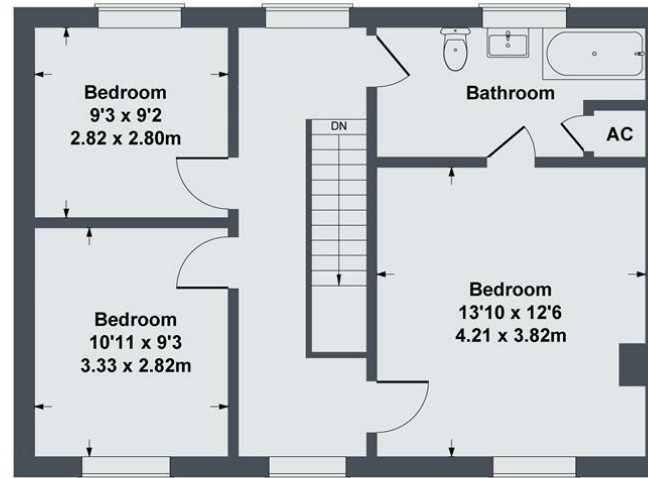
Lowes House, Boldron

Approximate Gross Internal Area

1550 sq ft - 144 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	43	60



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