



3 DOTHEBOYS HALL

Bowes, County Durham DL12 9LL



GSC GRAYS

PROPERTY • ESTATES • LAND

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Dotheboys Hall, famously featured in the Charles Dickens novel Nicholas Nickleby is a striking, Grade II listed home that has been sympathetically refurbished by the current owner. The property boasts creativity and vibrance whilst nurturing its true character.

Barnard Castle 5 miles, Darlington 24 miles, Leeds 74 miles, Durham 29 miles, Newcastle upon Tyne 61 miles (please note all distances are approximate). The property is situated within the village of Bowes which benefits from a Public House, Primary school, Church, an active village hall as well as the historic Bowes Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including further education facilities. Bowes is ideally located with great access links to both the A1 (M) and A66 for commuting across the region. Further facilities are available within nearby Richmond and Darlington towns.



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Accommodation

Ground Floor

The accommodation comprises an entrance hall with utility room/w.c, and door through to the beautiful kitchen with matching units, staircase to first floor, cast iron stove and further features including 'original bread oven' and exposed beams. The lounge overlooks the communal gardens to the front elevation with feature fireplace and multi fuel stove.

First Floor

The first floor landing provides access to three bedrooms and a four piece house bathroom suite including free standing bath, corner shower, sink and W/C. There is also a door providing access to a spiral staircase to a second floor bedroom.

Second Floor

Bedroom with velux window and exposed beams and trusses.

Externally

To the exterior of the property there are generous communal gardens, private patio area, private log store and private timber built shed providing useful storage.

Tenure

The property is believed to be offered Leasehold (999 year lease from 1981) with Share of Freehold. The service charge is approximately £109 per calendar month and includes Building Insurance, Gardener and Communal Maintenance.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded C.

Services

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

Particulars

Details and Photographs produced May 2025.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

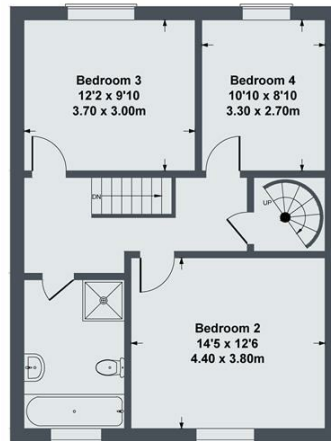


3 Dotheboys Hall, Bowes

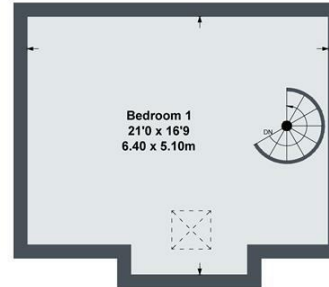
Approximate Gross Internal Area
1744 sq ft - 162 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

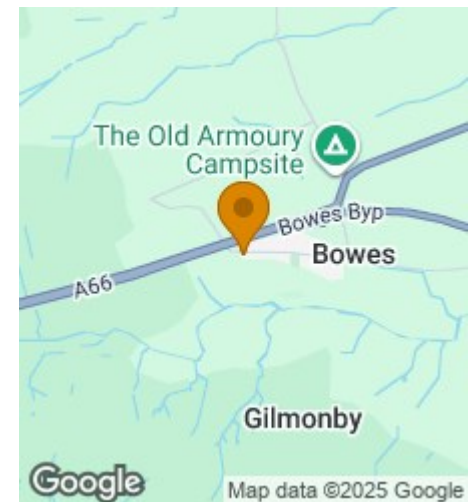
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.
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.