

2 The Hill

NEWBIGGIN | BARNARD CASTLE | COUNTY DURHAM



FINEST
PROPERTIES



A beautifully renovated farmhouse with stylish finishes and sensational views

Middleton-in-Teesdale 3 miles | Barnard Castle 13miles | A1 (M) Scotch Corner 25.9 miles
Darlington Rail Station 28.4 miles | M6 J38 Tebay 33 miles | Durham City Centre 33.1 miles
Teesside International Airport 34.4 miles | Newcastle City Centre 39 miles
Newcastle International Airport 42.9 miles







Accommodation in Brief

Ground Floor

Kitchen/Dining Room | WC/Utility Room | Sitting Room

First Floor

Principal Bedroom with Dressing Room and En-Suite

Two Double Bedrooms | Family Bathroom





The Property

Located in the scenic Upper Teesdale, 2 The Hill is an impressive stone-built house with a beautiful exterior that showcases a traditional and timeless farmhouse façade. Perched in an elevated position, it offers breathtaking views of the beautiful Teesdale countryside from all aspects. While historical records trace its occupation back to the mid-17th century, the property has recently undergone comprehensive renovation, with much of the home showcasing a fresh, neutral finish, offering a unique opportunity to personalise or adapt the space to suit your individual tastes.



The kitchen features elegant limestone flooring and a range of sage green shaker-style base units, beautifully paired with pristine white countertops. A classic double Belfast sink adds a touch of traditional charm while modern conveniences include an integrated dishwasher and a range cooker. The layout ensures there is plenty of space for a large table and chairs, making it an inviting space for both everyday meals and entertaining guests.

From the kitchen, you can access the rear lobby, which opens out to the rear garden. This space is currently designed as a practical boot room, perfect for hanging outdoor gear. Additionally, a convenient utility room with WC adds extra convenient storage space and is equipped with a sink and plumbing for a washer/dryer.

The spacious sitting room is a stylish space with an original stone fireplace serving as a captivating focal point. The room is enhanced by charming overhead beams and engineered light oak flooring.

Upstairs, you'll find three double bedrooms, each thoughtfully decorated in neutral tones. The principal bedroom is especially inviting, featuring elegant paneling and a vaulted ceiling, along with the luxury of a private dressing room and en-suite shower room. The other two bedrooms share a generously sized family bathroom, complete with a double-ended bath and overhead shower.







Externally

2 The Hill is perfectly positioned in a stunning elevated rural setting, offering panoramic views of the unspoiled Teesdale countryside and the Tees River. A charming country lane leads to the property and a spacious gravel parking area that can accommodate multiple vehicles.

Adjacent to the driveway, a south facing lawned area, bordered by a low stone wall and mature hedges, provides an ideal outdoor space for relaxation. At the rear, a flagged patio, accessible from the kitchen/dining room and utility room, is perfect for al fresco dining and entertaining amongst the tranquil surroundings.

Additionally, planning permission has been granted for the construction of a double garage and the installation of solar panels, offering opportunities for further enhancement of this exceptional property.

Local Information

2 The Hill is located amongst beautiful countryside in Newbiggin, close to the small and picturesque market town of Middleton-in-Teesdale which is situated to the north side of Teesdale, a few miles to the northwest of Barnard Castle. Surrounded by glorious open countryside in the North Pennines Area of Outstanding Natural Beauty (AONB) it is perfectly placed for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery. Spectacular High Force and Low Force Waterfalls and the Tees Valley Railway Walk are all within close proximity.

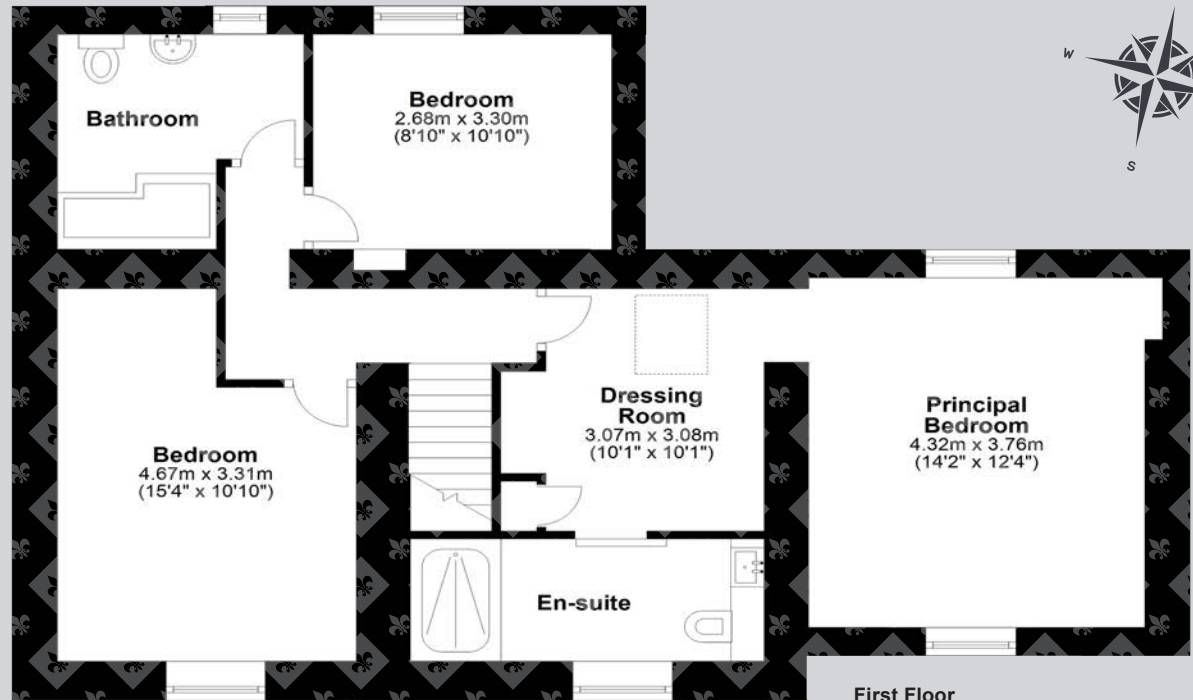
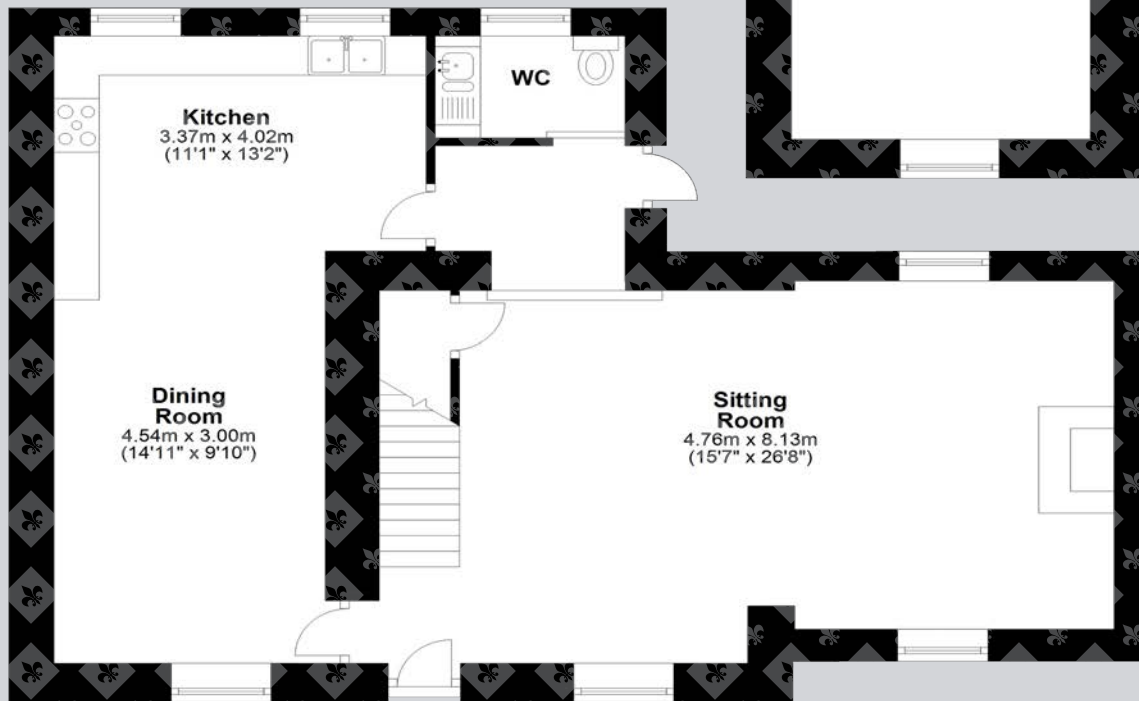
Middleton-in-Teesdale offers a bank, butchers and various other shops. There is a doctor's surgery, public houses, cafés, French restaurant, post office, church, village hall and regular community events and activities. Barnard Castle offers a wider range of facilities with a range of shops, banks and a hospital together with further recreational, professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away, as are the North Yorkshire Moors and Lake District National Park. Both Durham and Newcastle are also within easy reach and provide comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a nursery and primary school in the village whilst secondary schooling is available at Teesdale School in Barnard Castle and the prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

For the commuter, the A66, A67 and A1 (M) provide excellent road links to the regional centres of the North East, North West (via the M6) and Yorkshire. The railway station in Darlington provides main line services north and south and both Teesside International Airport and Newcastle International Airport are accessible.



Floor Plans



Total area: approx. 136 sq. metres (1463.89 sq. feet)

Google Maps

what3words



///lonely.wardrobe.dumps

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to shared sewage treatment plant.
Heating provided by electric radiators.

Postcode

Council Tax

EPC

Tenure

DL12 0UD

Band C

Rating D

Freehold

Viewings Strictly by Appointment

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