



Kirk House Bowes, Barnard Castle, DL12 9HN
£650,000



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VERY, VERY DESIRABLE Family Home with LARGE GARDENS (Plot about 0.64 Acres) & STUNNING VIEWS. Fabulous 7.24m x 4.90m max L-shaped Nixon's KITCHEN/DINING ROOM, SITTING ROOM, large 4.24m x 3.66m/13'10" x 12'0" SNUG/OFFICE (or BEDROOM 5), large HALL, UTILITY, WASHROOM/WC & adjoining 5.49m x 3.05m/18'0" x 10'0" GARAGE/WORKSHOP etc. 4 double BEDROOMS & 2 BATH/SHOWER ROOMS. OUTBUILDING, Extensive PARKING & Fabulous Front & SSW Rear GARDENS. The surrounding scenery is magical - see local walk picture. For Sale with NO ONWARD CHAIN.

Situated within a Conservation Area, on the very edge of The North Pennines Area of Outstanding Natural Beauty (AONB) & surrounded by open countryside, Barnard Castle is under 5 miles, the A66 Trans Pennine Route & A67 are minutes away, Scotch Corner about 15 miles, Tebay & M6 motorway about 29 miles. Mainline from DARLINGTON (about 21 miles) - LONDON Kings Cross - about 2 hours 20 minutes.

Bowes is an historic* & vibrant Teesdale community village: Primary School, active Village Hall, Public House, Social Club, Church & Bowes Castle (built between 1171 & 1187). Nearby is thriving market town of Barnard Castle, the gateway to Teesdale with its gorgeous scenery, access to Swaledale & the Lake District. The town is home to Barnard Castle School (leading independent boarding & day school) & Teesdale School.

HALL 5.56m max (3.05m) x 4.07m max (18'2" max (10'0") x 13'4" max)

Terracotta floor, staircase to first floor with wine-store & cupboard under.

WASHROOM/WC 2.14m x 1.65m (7'0" x 5'4")

Washroom with handbasin & adjoining WC.

Large OFFICE/SNUG (or BEDROOM 5) 4.24m x 3.66m (13'10" x 12'0")

Windows to front & sides.

SITTING ROOM (VIEWS) 5.29m x 3.77m (17'4" x 12'4")

Open fireplace, dual aspect windows, door to outside & double doors to:

KITCHEN & DINING ROOM (VIEWS) 7.24m x (4.90m max) 3.16m min (23'9" x (16'0" max) 10'4" min)

A fine Nixon's bespoke fitted room with an extensive range of wall & floor units, larder unit, pan drawers & integrated refuse bin. Slate worktops with solid butcher's block, peninsular unit & inset sink. Range cooker recess, integrated fridge & dishwasher. Terracotta flooring, dual aspect windows & open to:

DINING AREA (VIEWS)

Terracotta flooring, glazed double & side screens to:

CONSERVATORY (VIEWS) 4.29m x 2.85m (14'0" x 9'4")

Overlooking the gardens & far beyond. Door to rear.

UTILITY/BOOT ROOM 3.46m x 1.66m (11'4" x 5'5")

Fitted floor units & worktops with inset double drainer sink, plumbing for washing machine & Worcester oil-fired boiler. 2 windows to front, door to REAR LOBBY & outside & door to:

Adjoining GARAGE/WORKSHOP 5.49m x 3.05m (18'0" x 10'0")

Electric roller door, 2 side windows, light, power & cold-water tap. Doors to STORE (1) 1.66m x 0.92m/5'5" x 3'0" & STORE (2) 1.28m x 0.92m/4'2" x 3'0".

FIRST FLOOR LANDING

Deep built-in Airing Cupboard & loft hatch with slide-down ladder to:

Large LOFT AREAS

AREA (1) 7.17m x 2.95m/23'6" x 9'8" Plus EAVES & with double glazed Velux windows; AREA (2) 3.66m x 2.95m/12'0" x 9'8".

BEDROOM 1 (VIEWS) 4.29m into robes x 3.21m (14'0" into robes x 10'6")

Including built-in Nixon's wardrobes - Stunning views.

BEDROOM 2 (VIEWS) 3.76m x 3.61m (12'4" x 11'10")

Gorgeous views.

BEDROOM 3 (VIEWS) 3.82m x 2.75m (12'6" x 9'0")

Including built-in wardrobes - Stunning views.

BEDROOM 4. 3.66m x 2.80m (12'0" x 9'2")

Including built-in wardrobe. Window to side with views of Bowes Castle.

SHOWER ROOM (1) 3.05m x 1.53m (10'0" x 5'0")

Full-width shower area, washbasin & WC. 2 windows to front.

BATH/SHOWER ROOM (2) 2.72m x 1.64m (8'11" x 5'4")

Panelled bath with shower over, washbasin & WC. Window to side.

OUTSIDE FRONT

Stone boundary wall with gates to long approach driveway, wonderful large lawn garden with flower/shrub & wild borders, raised beds, greenhouse & OUTBUILDING (3.82m x 3.71m/12'6" x 12'2") - possible STUDIO etc. Extensive PARKING & gates to either side to:

Southwest REAR GARDENS

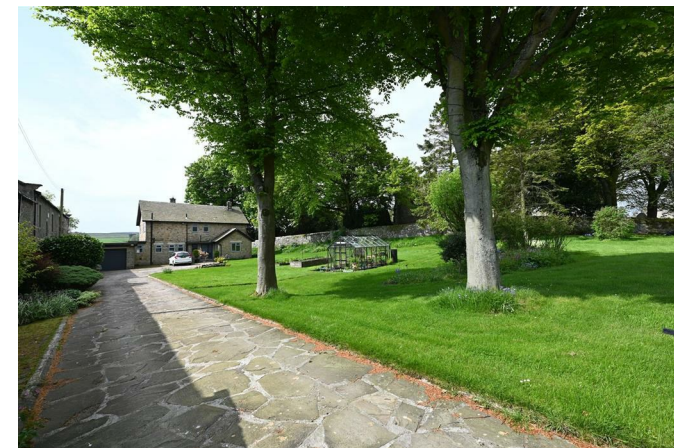
STUNNING VIEWS: Flagged patio area & large lawn with established flower/shrub borders, cold-water tap, outside lighting & 'door' to Back Lane.

NOTES

- 1) Freehold
- 2) Council Tax Band: F
- 3) EPC: 48-E
- 4) Mains water, electricity & drainage
- 5) Double Glazing & Oil Central Heating

*HISTORY

*The pub, once a 17th-century coaching inn, famously played host to Charles Dickens who found inspiration in the village academy, which he immortalised as Dotheboys Hall in Nicholas Nickleby. The graves of 2 people who inspired characters portrayed by the great author can be seen in Bowes churchyard to this day: William Shaw (1782-1850) was the headmaster of The Bowes Academy, & is said to have been the model for Wackford Squeers in Nicholas Nickleby - they share the same initials. George Ashton Taylor, who died in 1822 aged 19, inspired Dickens to create the character of Smike in the same novel.



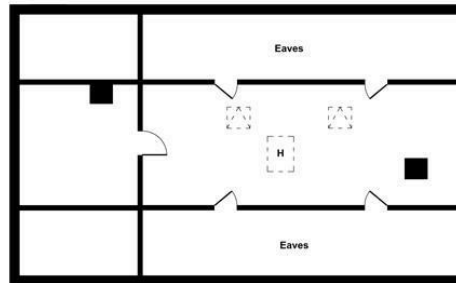
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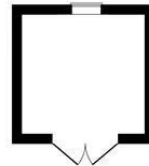
Kirk House, Bowes

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.

LOFT




OUTBUILDING



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 