







** BREATH TAKING VIEWS ** ** STUNNING RURAL LOCATION ** ** NO ONWARD CHAIN **
** EASY REACH TO SURROUNDING TOWNS and VILLAGES **

Rare opportunity in today's market to acquire this impressive detached, spacious bungalow which lies in close proximity to Eggleston village on such an idyllic setting. An elevated site where one can walk for miles and enjoy scenic beauty or simply relax and enjoy those breath taking views over unspoilt countryside from your own garden. It stands on an impressive site nicely laid back within its own grounds off the B6278.

Generous driveway gives lovely kerb appeal running to the detached stone built garage with fenced and dry stone wall boundaries surrounding the property. Internally there is spacious, yet manageable accommodation in excellent decorative order throughout. There are two main double bedrooms and a third single, leading to a delightful garden room extension with so many rooms capturing the natural rolling countryside.

Imagine waking to those views from the master bedroom or whilst entertaining family and friends in the lounge or dining room, which nicely leads to a cosy snug, which could be used as a spacious office or further bedroom. The well equipped kitchen breakfast room adds to what is an excellent amount of internal accommodation. The bungalow also features an alarm system and uPVC double glazing.

Please Note: Council tax band D. Freehold basis. EPC Band E
Please contact Smith & Friends to arrange a viewing

Folly Top, Eggleston, Barnard Castle, DL12 0DH
3 Bed - Bungalow - Detached
Offers In The Region Of £375,000
EPC Rating: E
Council Tax Band: D
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

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In brief the accommodation comprises entrance hallway with useful cloaks cupboard. Double bedroom to the front with built-in wardrobe. Single bedroom/office with eye catching hexagon shaped window to the front elevation. Through this room to the garden room extension which is fully uPVC double glazed with lighting, power and views over the well established garden and beyond. Impressive bathroom with modern white suite consists of a panelled bath, separate shower cubicle, vanity wash hand basin, w.c. and chrome towel radiator. Master bedroom to the rear with fitted bedroom set. Principal reception room with the feature modern electric fire, imitation beams and large half circle window to capture those views over the adjoining countryside. Pleasant open archway to the dining room, perfect for the coming and goings of an active family life with access to a snug or potential spacious office/fourth bedroom. Kitchen breakfast room in good order with an excellent range of wall and base units with marble effect work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob with chrome chimney style cooker hood, single oven, plumbing for a washing machine, space for an under-counter fridge and freezer, wall mounted Worcester combi boiler.

EXTERNALLY
Generous elevated site with established, well tended gardens surrounding the property and mature trees, giving a natural canopy and sense of privacy. The gardens are mainly lead to lawn. The paved driveway allowing off-street parking for multiple vehicles and those with a motorhome or caravan. A detached garage with up and over door, lighting and power provides secure parking or storage.

ENTRANCE HALLWAY

BEDROOM
11'9x8'10 (3.58mx2.69m)

BEDROOM/OFFICE
8'10x8'3 (2.69mx2.51m)

GARDEN ROOM
15'9x10'5 (4.80mx3.18m)

BATHROOM/W.C.

BEDROOM
12'1x11'9 (3.68mx3.58m)

RECEPTION ROOM
15'11x12'9 (4.85mx3.89m)

DINING ROOM
11'6x8'11 (3.51mx2.72m)

SNUG/OFFICE/BEDROOM
10'8x8'4 (3.25mx2.54m)

KITCHEN
10'7x8'4 (3.23mx2.54m)

BREAKFAST ROOM
9'2x8'10 (2.79mx2.69m)

FRONT EXTERNAL

GARDEN











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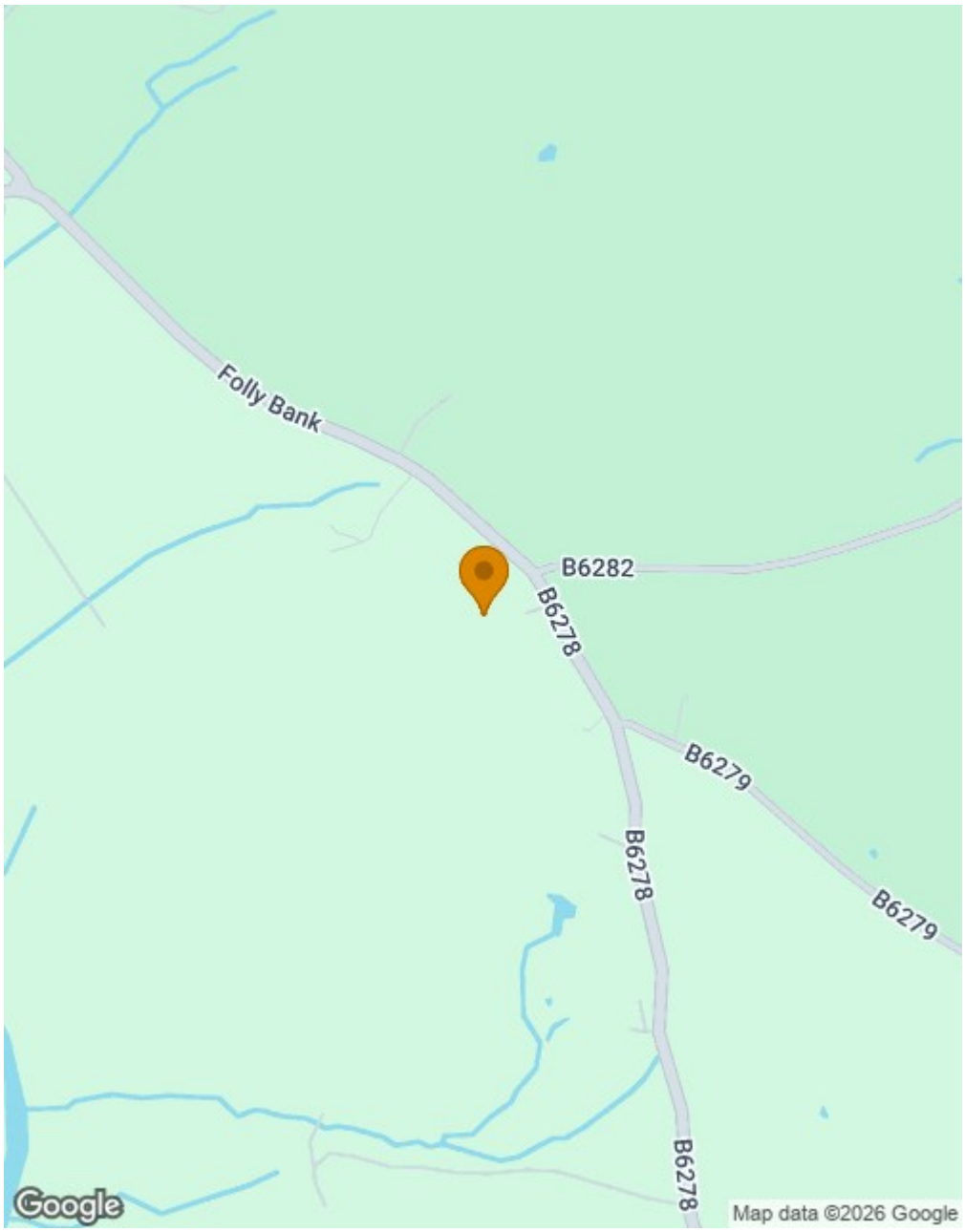








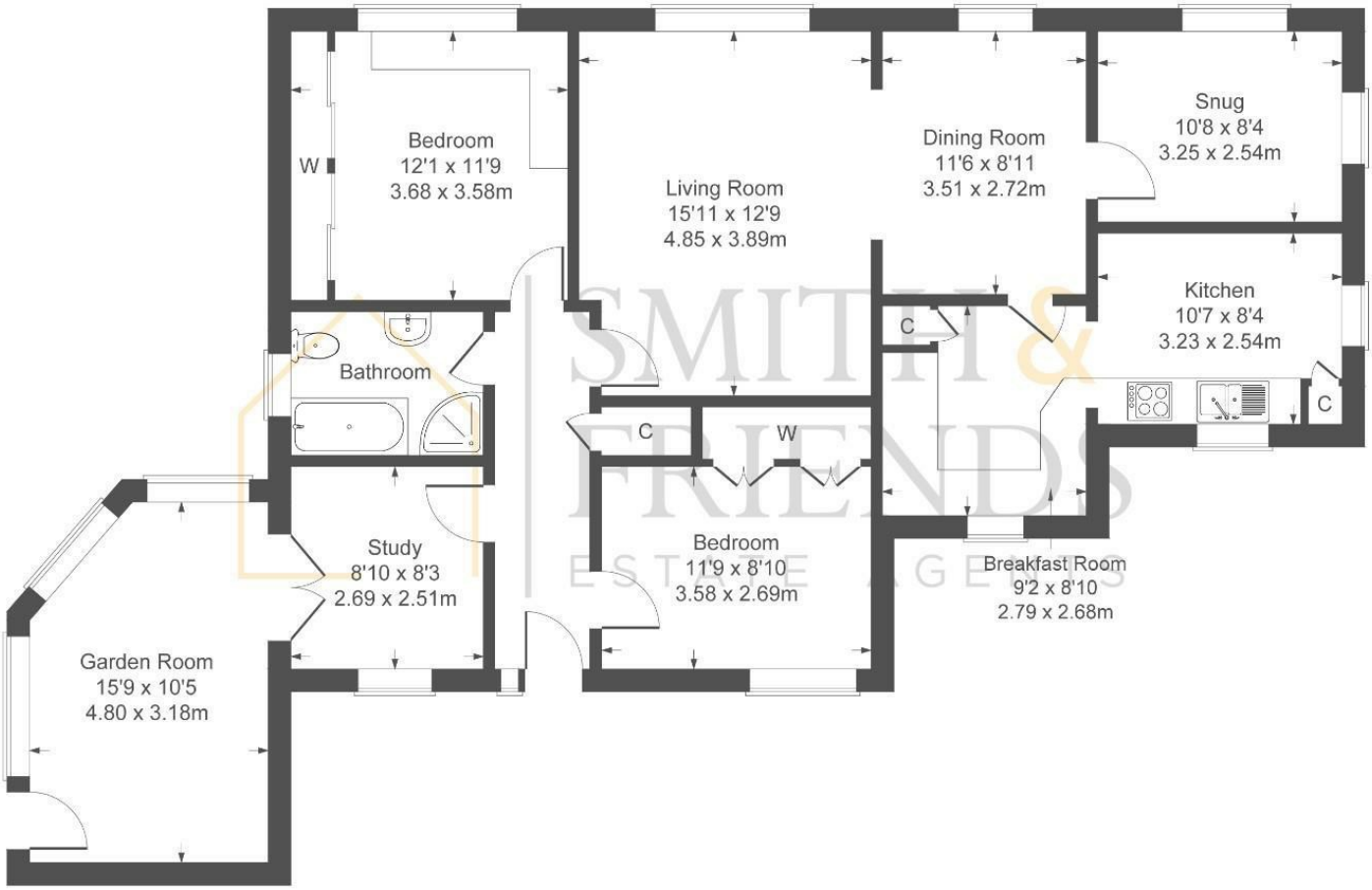




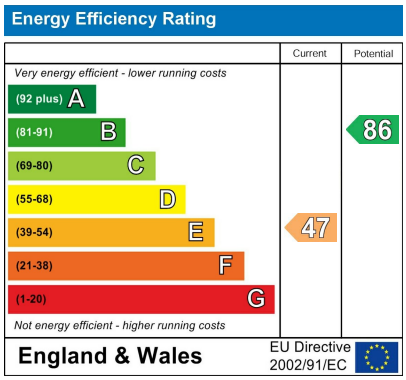
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Fir Tops

Approximate Gross Internal Area
1257 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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