



CARVERS
SALES & LETTINGS

Bowes
Barnard Castle, DL12 9HN
Offers in the region of £625,000

House - Detached



Kirk House is an impressive four-bedroom detached residence adjacent to Bowes Castle and set within the charming village of Bowes, enjoying a superb position on a generous plot with breathtaking views across the Greta Valley.

This attractive home offers well-balanced and versatile accommodation, perfectly suited to modern family living. The ground floor provides a wealth of space, with beautifully proportioned reception areas that flow effortlessly, creating an ideal setting for both everyday life and entertaining. Large windows allow natural light to flood in, while also making the most of the stunning surrounding scenery.

To the first floor, there are four well-appointed bedrooms, including a spacious principal master bedroom. The bedrooms are served by a bathroom/w.c., and a shower room/w.c., offering comfortable accommodation for family members and guests alike. There is a garage/workshop and a very large driveway for car parking.

Externally, Kirk House truly comes into its own. Occupying a substantial plot, the property benefits from extensive outdoor space, ideal for families, gardening enthusiasts or those simply looking to enjoy a peaceful rural setting. The elevated position ensures far-reaching views over the Greta Valley, providing a spectacular backdrop throughout the seasons.



- Fabulous large detached family home
- Beautiful gardens extending to 0.5 acre
- Bathroom/w.c. and a shower room/w.c.
- Lovely kitchen/breakfast/family room
- Superb semi rural position with stunning views over Greta Valley
- Four good size bedrooms
- Four well proportioned reception rooms
- Utility room and downstairs w.c.

GENERAL INFORMATION:

Tenure: Freehold

Services: Oil heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham County Council (Tax Banding F)

Buyers Identification Checks

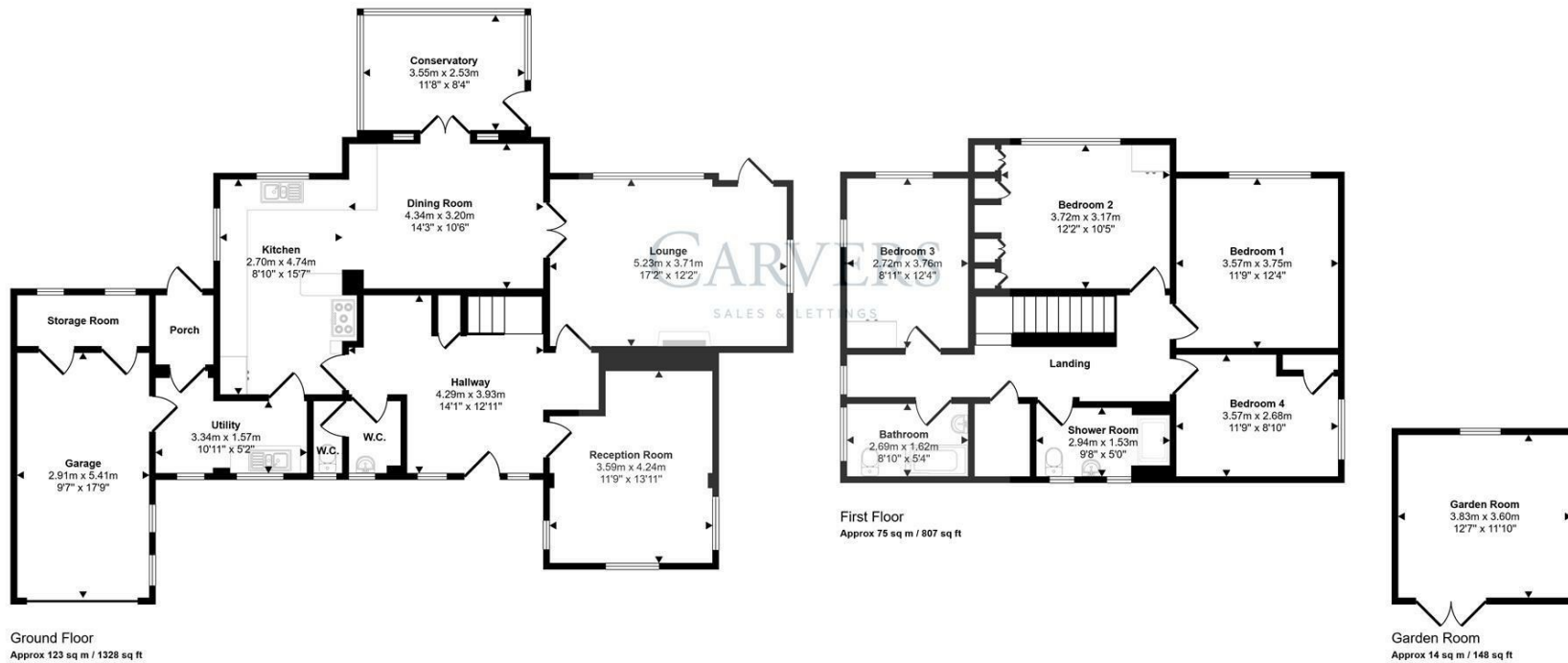
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 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.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



Approx Gross Internal Area
212 sq m / 2283 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Property size taken from EPC
1689.00 sq ft

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.