



CARVERS
SALES & LETTINGS

Market Place

Middleton-In-Teesdale, Barnard Castle, DL12

POH
Price £250,000

Apartment



A stunning Grade II listed three-bedroom apartment with off-street parking, occupying an enviable position in the heart of Middleton-in-Teesdale, offering spacious accommodation, character features and exceptional holiday home or investment potential.

Beautifully combining period charm with contemporary living, this impressive apartment is full of character, featuring striking exposed timber beams, vaulted ceilings and an abundance of natural light. The generous open-plan living and dining area creates a wonderful space for entertaining or relaxing, while the well-appointed kitchen and modern bathroom provide all the comforts of modern living.

The property offers three well-proportioned bedrooms, making it ideal for families, those looking for a second home, or buyers seeking flexible accommodation for home working. Externally, the apartment benefits from the rare advantage of off-street parking, adding further convenience in this sought-after village location.

Situated in the heart of the village with easy access to the surrounding fells, the apartment is perfectly positioned to take advantage of everything Middleton-in-Teesdale has to offer. Within the North Pennines national landscape, the area is renowned for its spectacular scenery, walking and cycling routes, with attractions including High Force Waterfall, the Pennine Way and the River Tees all within easy reach.

Successfully suited as either a permanent residence, a lock-up-and-leave second home or a holiday let, the property's spacious layout, distinctive character and prime village location present an excellent opportunity for buyers looking to invest in one of County Durham's most desirable rural destinations.



- Three-bedroom character apartment
- Spacious open-plan living accommodation
- Off-street parking
- Excellent holiday let or second home potential
- Viewing highly recommended
- Exposed beams and vaulted ceilings
- Modern kitchen and bathroom
- Heart of Middleton-in-Teesdale
- Ideal base for exploring the North Pennines

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Durham County Council (Tax Banding B)

Grade II listed

TENURE

The property is leasehold held on a 999 year lease dating from 01.01.2015

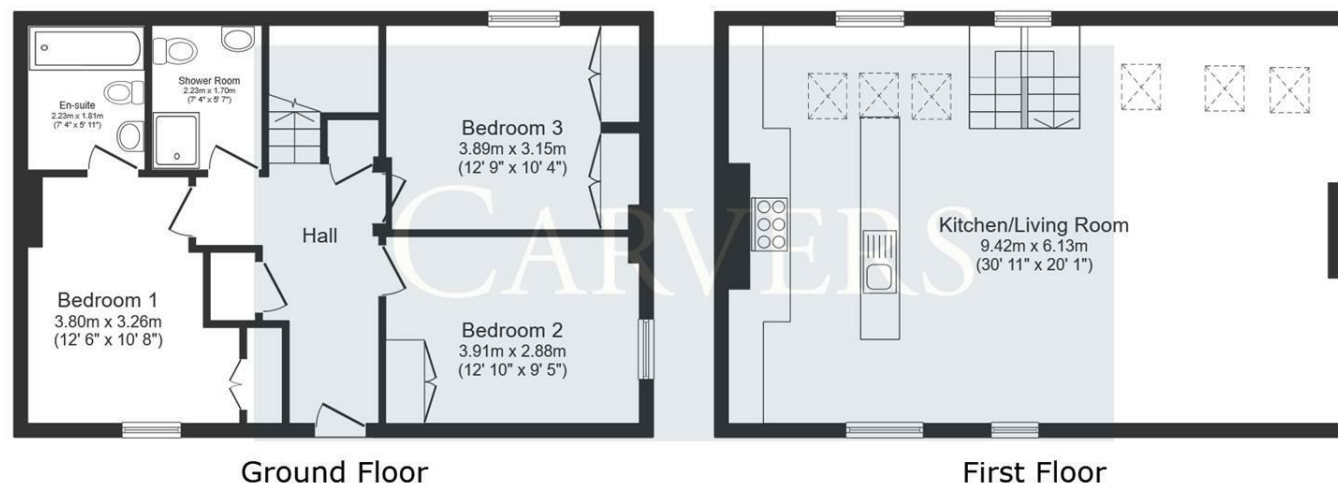
Ground Rent: £nil

Service Charge: £nil

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
1356.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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