

Rowan House

Mickleton



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ABOUT THE PROPERTY

Tucked away in a peaceful position within the sought-after village of Mickleton lies this substantial four-bedroom detached home, offering a superb blend of space, versatility and rural outlooks. Ideal for family life, this property enjoys wonderful views to the front and delightful garden vistas to the rear.

Upon entering, a welcoming boot room greets you, fitted with practical bench storage, cloak rail—perfect for busy households. Step through to the spacious hallway, where a spindle staircase leads to the first floor and convenient under-stairs storage helps keep everyday living organised. There is also a laundry cupboard with plumbing and shelves for extra space.

The generous kitchen is well-appointed with fitted wall and base units, an integrated oven and gas hob, and a window framing lovely front views. From here, access the dining room—a good-sized, light-filled space with French doors opening to a sun room. The sun room itself is the perfect retreat, featuring stone dwarf walls, double glazing and a pleasant outlook over the gardens.

At the heart of the home sits the elegant sitting room, offering plenty of space for relaxing or entertaining, with a feature real flame effect gas fire set on a marble hearth and elegant alcove shelving for books or decorative touches. A separate study provides a dedicated home working area with pleasant views to the front.

On the first floor, the landing offers further storage and loft access. The principal bedroom is a generous double, complete with sliding wardrobes, an en suite bathroom, and a calming garden outlook. Three further double bedrooms provide ample space for a growing family or guests, all served by a well-appointed family bathroom.

The property stands on a well-sized plot, approached by a tarmacked driveway off Mill Lane with plentiful parking. The double garage features two up-and-over doors, storage and an integrated workshop. An annex to the side, currently utilised as a gym, could easily be adapted as a studio or office.



To the rear, a large, mature garden with established trees, flower beds and pond, with gated access to the rear lane. The garden is an ideal setting for al fresco dining, play or gardening enthusiasts.

Mickleton is a picturesque North Pennines village rich in community spirit and local amenities. Just a short walk away lies the village green and a welcoming local pub. For everyday needs, Middleton-in-Teesdale is nearby with shops, cafes and further schooling options. The surrounding countryside offers excellent walks across the Teesdale Valley, with High Force waterfall, the Pennine Way and the renowned Bowes Museum within easy reach.

With double glazing throughout, air source central heating and solar panels providing thermal hot water —providing reduced energy costs and a smaller carbon footprint.- this home offers comfort in a tranquil village setting.

A rare opportunity to acquire such a spacious family home with scope for updating to make it truly your own. Early viewing is highly recommended—contact us today to arrange your appointment.

PRICE

£435,000

VIEWING

Strictly by appointment through the selling agents Addisons

PROPERTY INFORMATION

Title Number(s): DU149219

Tenure: Freehold

Local Authority: Durham

Council Tax Band:F

Annual Price: £3,788

Conservation Area: Mickleton

Flood Risk: Very low

Predicted Broadband Speed: Basic 6 Mbps, Superfast 46 Mbps, Ultrafast 8500 Mbps



Satellite / Fibre TV Availability: BT and Sky
Services: Mains Electricity, Mains Water and Mains Sewerage
Heating: Air Source Heating

SURVEY

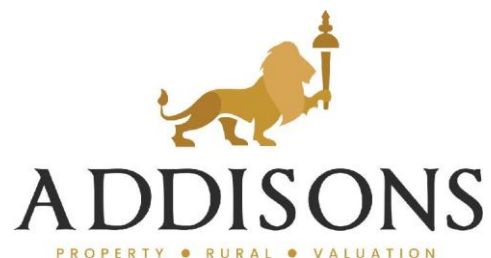
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

BROCHURE

Details and photographs taken September 2026



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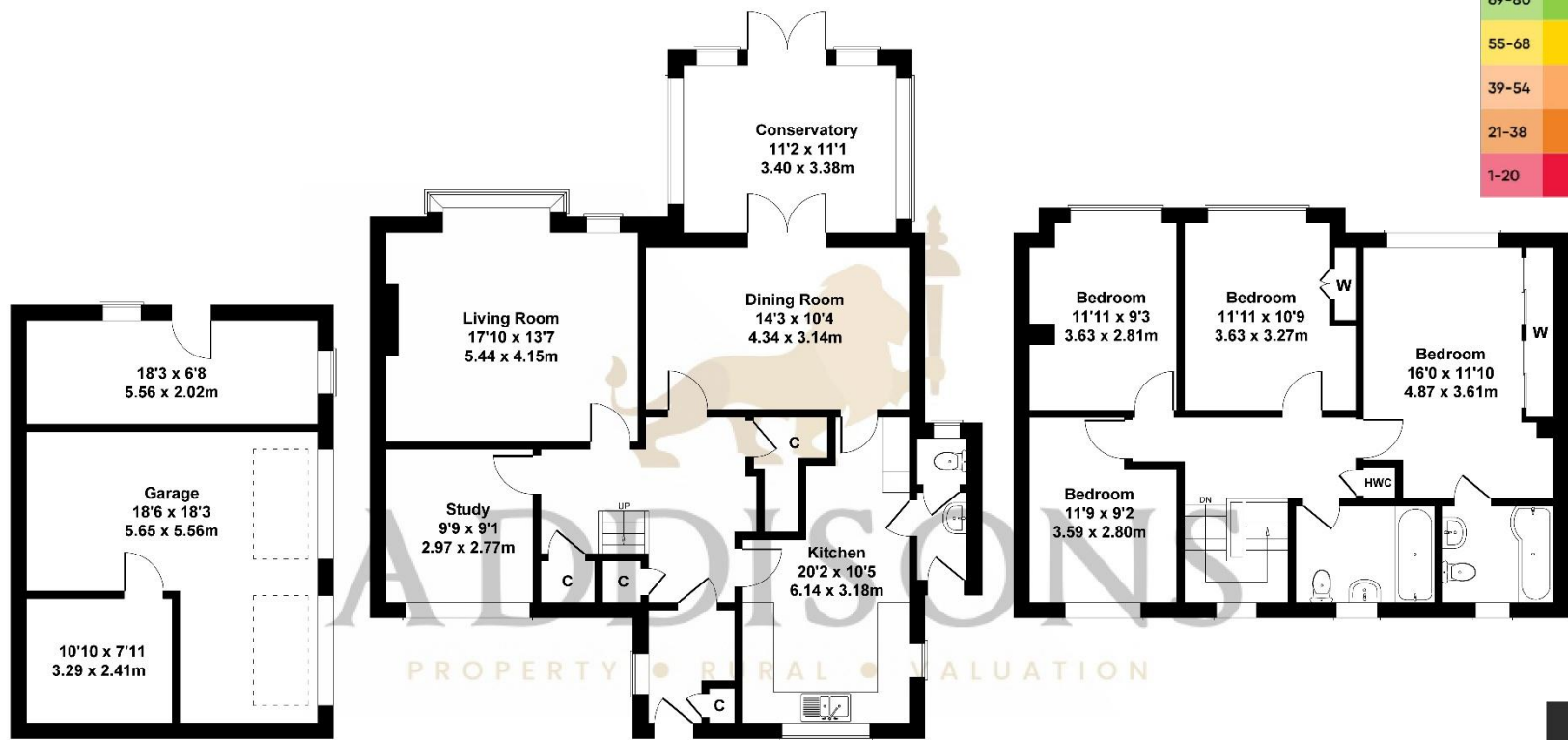
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Floor Plan

Rowan House, Mickleton



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GARAGE/OUTBUILDING

GROUND FLOOR

FIRST FLOOR

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.

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