



BARCLAYS BANK HOUSE, MARKET PLACE, MIDDLETON-IN-TEESDALE, BARNARD CASTLE

£285,000 Leasehold

This is a fantastic opportunity to live in an Area of Outstanding Natural Beauty, in a 3-bedroom, semi-rural property with a private garden and parking. Why not consider commuting from a lively rural market town with super-fast access to the Lake District, Darlington and the city of Durham?

- Close connections to local amenities
- Enjoy rural country living with urban connections
- Spacious rooms
- Desirable location
- Off Street Parking
- Close connections to local

Located above what used to be Barclays Bank, in the popular town of Middleton-in-Teesdale, this substantial and robust maisonette, formerly the bank manager's house is close to all amenities. Just 10 miles from Barnard Castle, the property is served by a good cross-section of mainstream and artisan suppliers and is surrounded by outstanding natural beauty and centres of Heritage. This is superb walking, cycling and sailing countryside with a sailing club, High Force Waterfall, Cauldron Snout and the Pennine Way just minutes away.

Deceptively spacious inside, there is also a substantial amount of storage space outside the property, including a garage, off-road paved parking spaces, log store, and garden shed. Access to the back is gained through a charming stone archway which chases under the neighbouring Teesdale Hotel. The cobbled tunnel leads to high double gates conveniently housing an integral personnel door.

The private, walled back garden is set well back from the shadow of the house, allowing full sunshine to fill the garden almost all day long. The garden is already well-balanced, being divided equally between lawn and patio. Delightfully framed by a high Victorian-style stone wall and amongst thoughtful landscaping, it offers a comfortable and satisfying sunny seat among a wide range of plants including an espaliered apple tree.

Being situated adjacent to the highly-rated Teesdale Hotel and opposite the famous Middleton-in-Teesdale Fish and Chip Shop, themselves both elegant buildings, lends the property extra charm and very fortuitous convenience.

Internally with its high ceilings and very spacious rooms, it is built on sophisticated Victorian lines, seen within the very limbs of the architecture. More recently owned by an antiques dealer, many original aspects have been cultivated, such as the numerous original fireplaces, the sash windows and the walled, rear garden.

Wide, characterful balustraded stairs lead from the welcoming entrance hall. The property is light and airy throughout, and the following cascade of spacious rooms are a great combination of Victorian and contemporary styles.

In particular, the kitchen/diner is outstanding. It is large, practical, beautifully illuminated and perfectly equipped, even for the most discerning chef. Besides having a restored Victorian fireplace, the piece de resistance is that it also has an aga adding the final touches to the already supreme ambience.

This property is in a rare and beautifully-positioned location, suitable for those who steadfastly refuse to compromise on quality and on their desire to remain in the countryside enjoying a healthy lifestyle. There is a lot of potential here but the property needs to be viewed to be fully appreciated. Call 01833 523521 for a viewing or for any further information please talk to our local expert on 07545 707801.

Council Tax Band: B (Durham Council)
Tenure: Leasehold (125 years)
started 2011. Can sub-let. Can keep pets.
Parking options: Garage, Off Street
Garden details: Private Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains

GROUND FLOOR

Entrance Porch

Double door to front,
Single glazed window above door,
Carpet flooring,

Entrance hall

Understairs cupboard,
Solid original tiled flooring.
Inset spotlights,
Stairs to first floor,

FIRST FLOOR:

Bedroom 1

Double glazed window to front,
Radiator,
Open fire place,
Carpet flooring,

Lounge

Double glazed window to front,
Open fireplace,
Carpet flooring,
Radiator,

Kitchen/Dining Room

Fitted kitchen,
Wall and base units,
Double glazed window to rear,
Sink/drainer,

1 bowl,
Laminate work surfaces,
Part tiled,
Extractor fan,
Plumbing for dish washer,
Electric aga,
Integrated fridge and freezer,
Wine chiller,
Solid wood flooring,
Inset spotlighting,
Plinth lighting,

Utility

Wall and base units,
Cupboards,
Door to garden,
Laminate worktops,
Plumbing for washing machine and dryer,
Opaque single glazed door to rear,
Opaque single glazed window to side,
Radiator,
Tiled flooring,
Loft access,
Inset spotlights,

Bathroom

Single glazed opaque window to side,
Shower cubicle,
Wash hand basin,
Extractor fan,
WC,
Part tiled,
Tiled flooring,
Shaver point,
Radiator,

SECOND FLOOR:

Bedroom 2

Double glazed window to front,
Radiator,
Carpet flooring,
Open fireplace,

Bedroom 3

Double glazed window to front,
Radiator,
Carpet flooring,
Open fireplace,

Bathroom 2

Double glazed window to side and rear,
Radiator,
Shaver point,
Shower cubicle,
Heated towel rail,
Free standing bath,
Fireplace,
Inset spotlighting,

OUTSIDE

Rear Garden

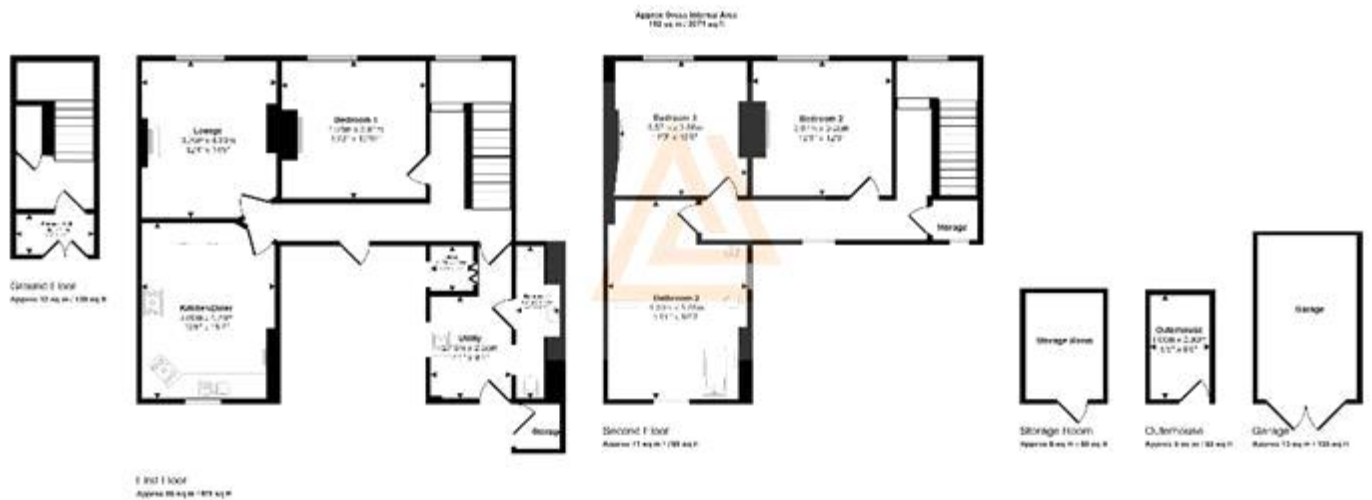
Shed and outbuilding,
Lawn area,
Patio and terrace area,
Outside tap,
Outside lighting,

Garage

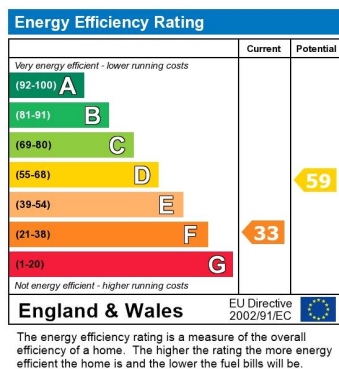
Power source,
Light source,
Double doors upon entry,
Plumbing,
Single glazed window to side,
Concrete flooring,







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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.