

HADDON HOUSE

MICKLETON, BARNARD CASTLE
COUNTY DURHAM, DL12 0JF

GFW.

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APPROXIMATE MILEAGES

Barnard Castle 8 miles - Bishop Auckland 18 miles - Darlington 23 miles

PROPERTY SUMMARY

A beautifully presented four bedroom detached family home, occupying a pleasant position within the village of Mickleton. Low maintenance gardens to the rear and exceptional countryside views.

OFFERS OVER £280,000





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk



The Area

Mickleton is a popular Teesdale village which supports a public house, garage and thriving community hall. In addition to this, there are a host of public footpaths and bridleways within easy reach of the property. A wider range of shopping, educational and recreational facilities can be found within the neighbouring village of Middleton-in-Teesdale and the historic market town of Barnard Castle.

Many of the attractions of Teesdale can be found within a short drive beyond which can be found the delights of North Yorkshire, Weardale, the Lake District, Northumberland and the East Coast.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country.

The Property

Haddon House is a beautifully presented four bedroom detached family home, built in approximately 1860 and understood to have originally served the surrounding area as the local police house, Occupying a pleasant position within the village of Mickleton and available with no onward chain.

The main entrance is to the front, set behind wrought iron railings, and leads into the reception vestibule. To the left hand side lies the sitting room, which is a versatile reception room which could be utilised for a number of purposes.

The kitchen is located to the front elevation and is fitted with a modern range of high gloss base and wall mounted storage units, topped with contrasting worktops which incorporate a composite sink unit. There is an integral fridge/freezer and dishwasher, alongside space for a Range style cooker and a freestanding washing machine. A useful pantry cupboard can be accessed from the kitchen.

The living/dining room lies to the rear, and enjoys a delightful outlook to the low maintenance gardens and countryside beyond. Sliding patio doors lead out to the gardens, while the focal point is the impressive inglenook housing an operational, cast iron fireplace.

Returning to the reception vestibule, stairs rise to the first floor landing. The master bedroom is a well proportioned double facing the front elevation, while the second is a further double lying to the rear and enjoying exceptional countryside views. The second bedroom also features a range of fitted wardrobes.









The third bedroom is an additional double bedroom also facing the rear, while the fourth is a good sized single to the front which would ideally suit a home office or nursery.

The family bathroom is fitted with a modern white suite comprising a low level WC with a concealed cistern, a wash hand basin set within a vanity unit and a bath with wall mounted taps.

An additional shower room completes the accommodation and is fitted with a shower cubicle and wash hand basin.

To the rear of the property, there is a delightful garden and a useful stone outbuilding providing storage.

Notes

1. Please note that the property is held over two titles.

2. The property benefits from a right of access down the lane to the side.

Tenure & Possession

The property is held on two separate titles - one being Freehold, the other being Good Leasehold, held on the Mickleton Lease dating back to 1607 for a term of 1000 years. No ground rent is payable.

EPC Rating

This property has been certified with an EPC Rating of E/49.

Local Authority

Durham County Council. The property is Council Tax Band E.

Utilities

The property benefits from mains electricity, water and drainage. The central heating system is powered by an oil fired boiler.

Parking

Please note that there is no allocated off road parking.

Characteristics

Broadband is currently connected with approximate speeds of 70Mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

The property is located within a Conservation area.

what3words

Every three metre square of the world has been given a unique combination of three words.

///proves.snap.fees

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.







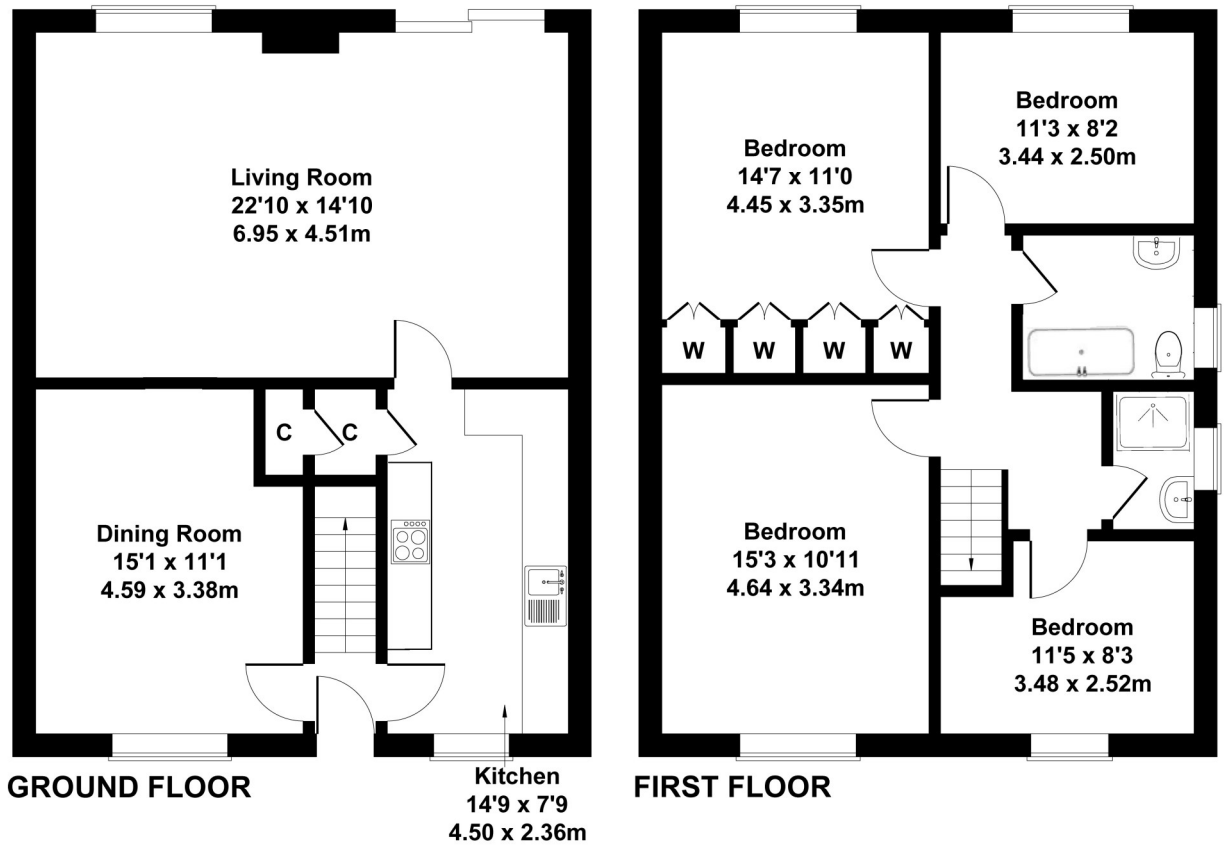






Haddon House

Approximate Gross Internal Area
1367 sq ft - 127 sq m



GFW.

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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FLOOR PLAN

HADDON HOUSE

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0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk 14c Redwell Court, Barnard Castle, County Durham, DL12 8BN