

ROSEBERRY FARM

MIDDLETON-IN-TEESDALE, BARNARD CASTLE
COUNTY DURHAM, DL12 0RN

GFW.

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APPROXIMATE MILEAGES

Barnard Castle 10 miles - Bishop Auckland 20 miles - Darlington 25 miles

PROPERTY SUMMARY

A charming and well presented two bedroom detached cottage, set within approximately 0.88Ha (2.19Ac) in all, with a useful open sided barn and storage areas.

OFFERS OVER £425,000





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The Area

Middleton in Teesdale is a large village supporting a self sufficient range of amenities including numerous shops, public houses, primary school, churches and doctors surgery. It lies 10 miles from the historic market town of Barnard Castle which provides a broader range of shopping, educational and recreational amenities.

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. 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.

The Property

Roseberry Farm is a well presented and charming detached cottage, positioned in a secluded position set close to the centre of Middleton-in-Teesdale. Situated in a rural yet not isolated location, with two further dwellings nearby, the property occupies an extensive plot, extending to approximately 0.88Ha (2.19Ac) in all, alongside a useful open sided barn.

The main entrance is to the front and leads into a reception porch, which in turn leads into a vestibule. To the right lies the living room, which is light and airy and features a multi-fuel stove set within an inglenook.

To the rear lies the kitchen/diner, which features a fixed unit with a porcelain sink inset. There are freestanding units which may be available by separate negotiation, as well as an electric Rangemaster cooker. There is ample space for a dining table, as well as a useful pantry cupboard. The floor is laid with traditional flagstones.

The rear porch can be accessed from the kitchen, and leads to the recently refitted ground floor wet room with a WC, a wall hung wash hand basin and shower.

Returning to the vestibule, stairs rise to the first floor landing. The master bedroom is a well proportioned double facing the front elevation and enjoying superb countryside views. There are also two useful storage cupboards.

The second bedroom is also a good sized double and faces the side elevation.

The family bathroom completes the accommodation and is fitted with a suite comprising a WC, a wash hand basin and a panel enclosed bath.









To the front of the property, there is an enclosed walled garden, which is predominantly laid to lawn and features well established planted borders. There is a courtyard area directly to the rear of the property, as well as ample off road parking to the side elevation.

The paddock is wall and fence enclosed and adjoins the property to the western elevation. There is also a useful open sided barn with two separate storage areas. The site extends to approximately 0.88Ha (2.19Ac) in all.

Notes

1. The access track is predominantly unregistered. An absence of easement policy will be made available to any purchaser.

2. Roseberry Cottage benefits from a right of access over a section of the driveway.

3. Roseberry Farm benefits from a right of access over a section of the driveway belonging to Roseberry Barn.

4. The access track to the property is single lane with no passing places.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of B/86.

Local Authority

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

Utilities

The property benefits from mains electricity and water. Drainage is to a sewage treatment plant which is shared between three properties, and the maintenance costs are divided equally between these properties. The property is heated by an air source heat pump, and also has the benefit of solar panels which are in the ownership of the current vendors. Ownership of these will be transferred once a sale has been completed. These benefit from a Smart Export Guarantee payment which will also be transferred to the new owner.

Parking

There is ample off road parking to the side of the property.

Characteristics

Broadband is currently connected with average download speeds of approximately 67mbps, and upload speeds of 19mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

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

///reflected.sour.direct

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.





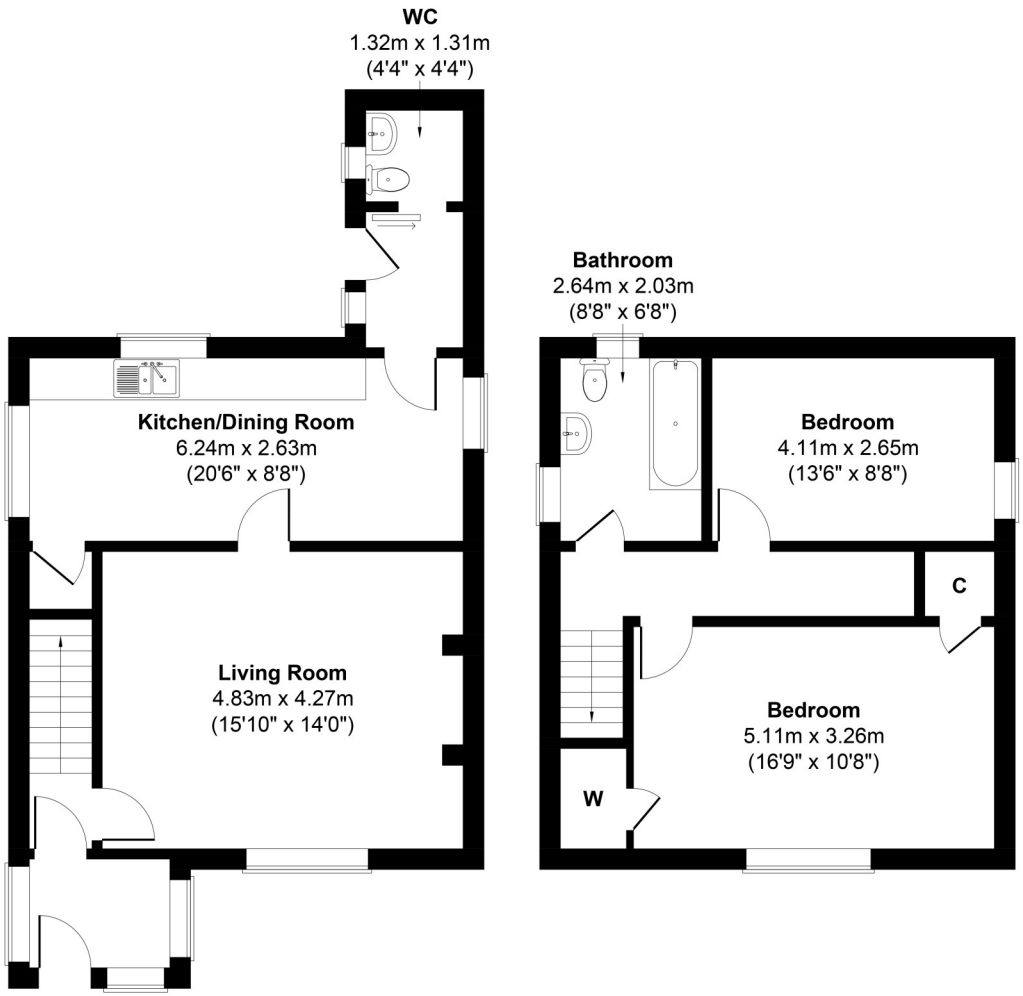












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Total Area: approx. 96.4 sq. meters (1037.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for George F White by Vue3sixty Ltd

FLOOR PLAN

ROSEBERRY FARM

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SALE PLAN

ROSEBERRY FARM

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