



FAIRY DELL VIEW

NEWBIGGIN, BARNARD CASTLE
COUNTY DURHAM, DL12 0TY

GFW

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APPROXIMATE MILEAGES

Barnard Castle 13 miles - Bishop Auckland 25 miles -
Darlington 27 miles

PROPERTY SUMMARY

For Sale by Modern Method of Auction. A charming and well presented two bedroom semi-detached cottage, with one off road parking space and gardens. Available with no onward chain.

STARTING BID £230,000



0333 920 2220



sales@gfwllp.co.uk



gfwllp.co.uk



The Area

Newbiggin is a traditional Teesdale village lying but 3 miles from the self sufficient village of Middleton-in-Teesdale which supports a variety of shops and cafés, post office, doctor's surgery, primary school, churches and garages.

A broader range of shopping, educational and recreational facilities can be found within the historic market town of Barnard Castle which lies but 10 miles distant.

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

The Property

Fairy Dell View is a well presented and charming two bedroom semi-detached cottage. Available with no onward chain and extensive grounds, the property also benefits from a range of adjoining buildings which benefit from approved planning permission to provide additional

accommodation.

The main entrance leads into the open plan living/dining room which features two traditional inglenooks.

The kitchen is fitted with a range of base and wall mounted storage units, topped with contrasting worktops which incorporate a stainless steel sink. There are also voids for freestanding appliances, as well as French doors leading out to the gardens.

Returning to the living area, stairs rise to the first floor landing. There are two well proportioned double bedrooms facing the front elevation and enjoying superb countryside views.

To the rear, there is an additional room which would be ideally suited to a home office, as well as the family bathroom which is fitted with a white suite comprising a low level WC, a wash hand basin and a panel enclosed bath with a shower over.

To the front of the property, there are extensive grounds which are bounded by stone walling. There is a pleasant patio area enjoying superb views, while an off road parking space is available within the shared parking area.

Planning

The property benefits approved planning





permission to create additional accommodation within the adjoining outbuildings. The planning reference is DM/22/03612/FPA.

Notes

1. A pedestrian right of way will exist over the adjoining property in favour of Fairy Dell View. The arrow on the enclosed plan represents this right of access.

2. The enclosed sale plan is for indicative purposes only and is not to scale. Fairy Dell View is shaded red.

3. The oil fired boiler is currently disconnected, however will be installed prior to completion of a sale.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of D/63.

Local Authority

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

Utilities

The property benefits from mains electricity, water and drainage. The property is heated by an oil fired boiler.

Parking

There is one allocated off road parking space within the adjoining parking area, shared with Fair View.

Characteristics

Broadband is not currently connected. 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.

///pillow.imply.crab

Viewings

Viewings are strictly by prior appointment with GFW.

Modern Method of Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable

Reservation Fee

This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

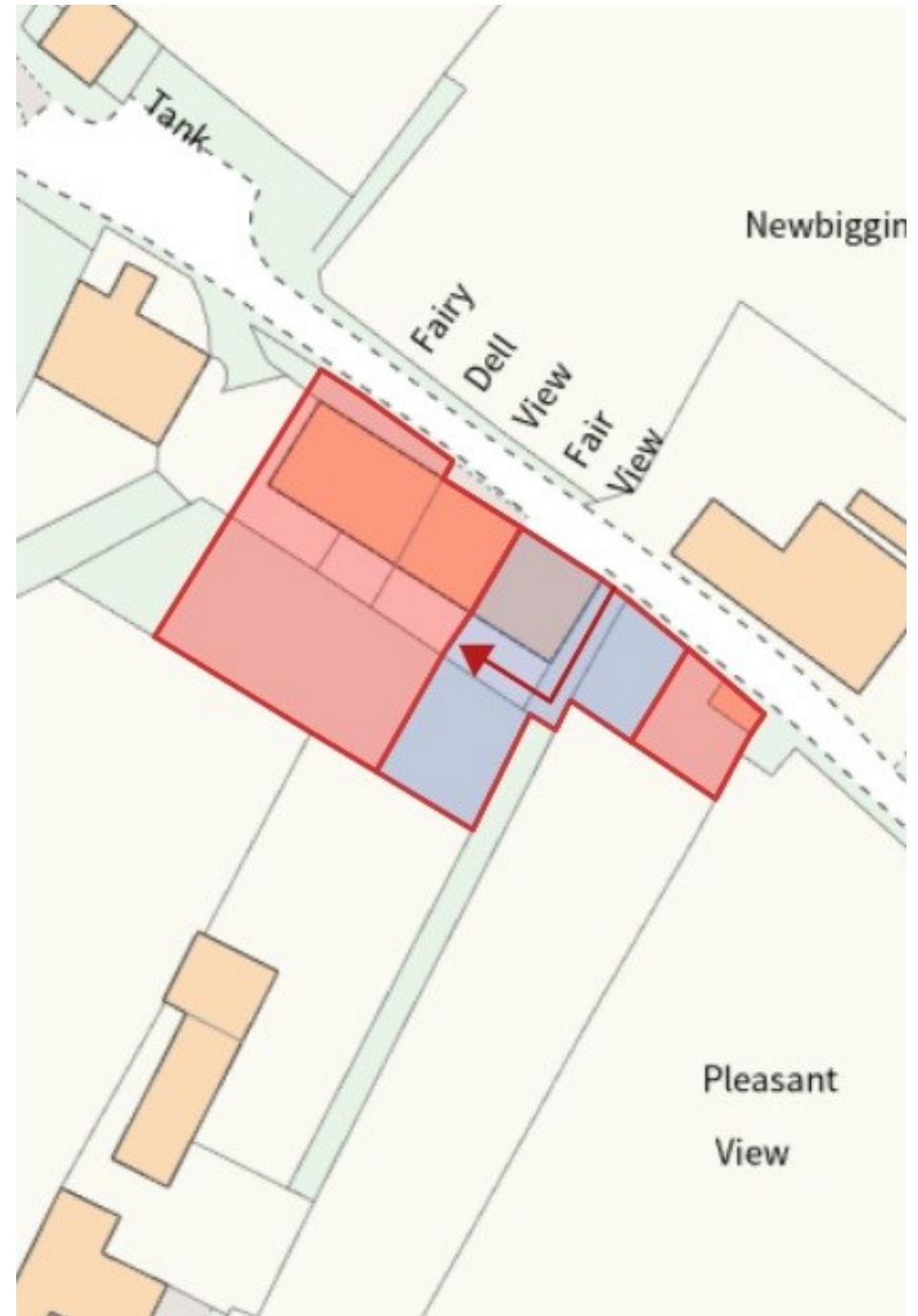
Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should

always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

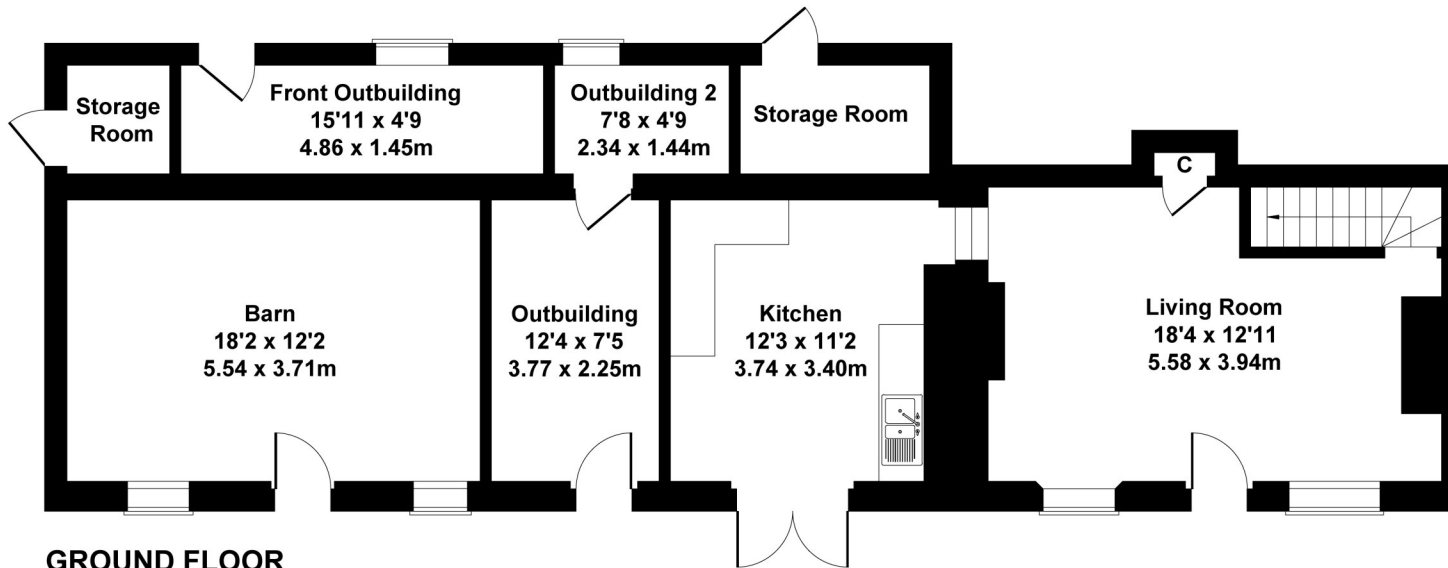
Important Notice

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.

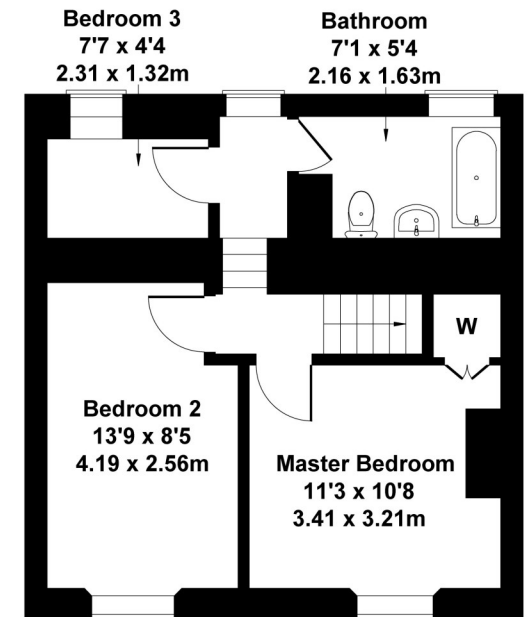




Approximate Gross Internal Area
1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026

FLOOR PLAN

FAIR VIEW

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