



HEATHER PATCH

EGGLESTON,
COUNTY DURHAM, DL12 0AU

GFW

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APPROXIMATE MILEAGES

Barnard Castle 6 miles - Bishop Auckland 16 miles -
Darlington 22 miles

PROPERTY SUMMARY

Occupying approximately 1.57 acres of private grounds, this charming and character-filled country home enjoys a stunning rural setting with magnificent far-reaching views to the front. Offering spacious and versatile accommodation, established gardens, woodland and a wealth of original features, the property combines character, privacy and countryside living in equal measure.

OFFERS OVER £475,000



0333 920 2220



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gfwllp.co.uk



The Area

Eggleston is a conveniently situated, sought after Teesdale village supporting a church, active village hall and a public house along with the adjoining nursery at Eggleston Hall which also accommodates a Tea Rooms/Bistro.

A broader range of shopping, educational and recreational facilities can be found within the historic market town of Barnard Castle which lies just over 6 miles away.

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

Local markets can be found in Barnard Castle, Middleton in Teesdale and Darlington among others in surrounding areas. Access to the A66 and A688 is via Barnard Castle, the A66 in turn providing links to the A1(M) and M6 connecting the major commercial centres of the north east and west.

The Property

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wealth of original features, the property combines character, privacy and countryside living in equal measure.

Entering the property via a timber entrance door to the rear, you are welcomed into an inviting entrance hallway which provides access to the first-floor accommodation and benefits from a useful cloakroom fitted with a WC and wash hand basin.

Positioned to the right of the hallway is a generously proportioned room overlooking the rear elevation, previously utilised as a home office. Featuring a useful storage cupboard and double-glazed window, this versatile space could equally serve as a hobby room or study.

At the end of the hallway, the accommodation opens into a bright and spacious living room, a wonderful character-filled space centred around an attractive open-grate fire set within a feature stone surround, creating a warm and welcoming focal point.

Glazed folding doors lead through to a substantial conservatory positioned to the front of the property. Enjoying exceptional panoramic views across the surrounding countryside, this delightful room provides the perfect place to relax while taking full advantage of the property's stunning setting. French doors open directly onto the patio and gardens beyond.





Adjacent to the living room is a further reception room with a double-glazed window overlooking the front gardens and countryside beyond. Offering excellent flexibility, this room would make an ideal snug, playroom or family room.

The ground floor also benefits from a double bedroom located to the side elevation, together with the principal bathroom which is fitted with a white suite comprising a panelled bath, separate shower cubicle, vanity wash hand basin and low-level WC. The ground-floor bedroom and nearby bathroom facilities will be particularly attractive to those seeking accommodation suitable for multi-generational living or single-level occupancy.

Returning to the living room, a doorway leads through to the dining room, another characterful reception space featuring an open-grate fireplace and a large front-facing window which frames the wonderful rural outlook and floods the room with natural light.

The dining room leads directly into the modern fitted kitchen, which is equipped with a range of white wall and base units incorporating a double electric oven, ceramic hob and stainless-steel sink unit. The kitchen also accommodates a freestanding fridge freezer and dishwasher.

A useful utility room is located off the kitchen, providing additional wall-mounted storage and plumbing for an automatic washing machine and space for tumble dryer.

Beyond the kitchen is a second conservatory to the side elevation, offering an alternative entrance to the property. This versatile space would make an ideal garden room or porch.

Returning to the entrance hall, stairs rise to the first-floor accommodation.

The spacious first-floor landing is full of charm and character, featuring exposed ceiling beams, a storage cupboard and a Velux window enjoying views across the surrounding countryside.

There are two generous double bedrooms, both boasting exposed beams and extensive eaves storage. Subject to the necessary consents, the substantial roof space offers potential for further extension of the accommodation if desired.

Completing the first floor is a shower room comprising a shower cubicle, pedestal wash hand basin and low-level WC. Additional eaves storage, exposed beams and a Velux roof window further enhance the room.





Externally

A particular feature of the property is its outstanding setting. Occupying extensive private grounds extending to approximately **1.57 acres**, the property is surrounded by beautifully established gardens, areas of mature woodland and an extensive driveway, creating a wonderful sense of privacy and seclusion.

Full of character both inside and out, the property enjoys fantastic far-reaching views to the front across the surrounding countryside, providing a truly picturesque backdrop and enhancing the property's unique appeal.

To the rear of the house is a stone-built store, attached to the property, which houses the oil-fired boiler. Additional outbuildings include a timber-built car port and timber garden shed, providing ample storage for gardening equipment and outdoor machinery.

A detached, stone built single garage is situated on the edge of the grounds and is accessed directly from the main road.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of E/50.

Local Authority

Durham County Council
Tax Band F

Utilities

The property benefits from mains water, electricity and a septic tank drainage system. The central heating system is oil fired. Please note, it is of our understanding that the septic tank does not comply with current regulations, and interested parties are advised to perform their own due diligence

Parking

There is timber car-port with ample parking for several cars to the rear of the property whilst there is a separate single garage, accessed from the main road.

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.

///sunk.pulps.camper

Viewings

Viewings are strictly by prior appointment with GFW





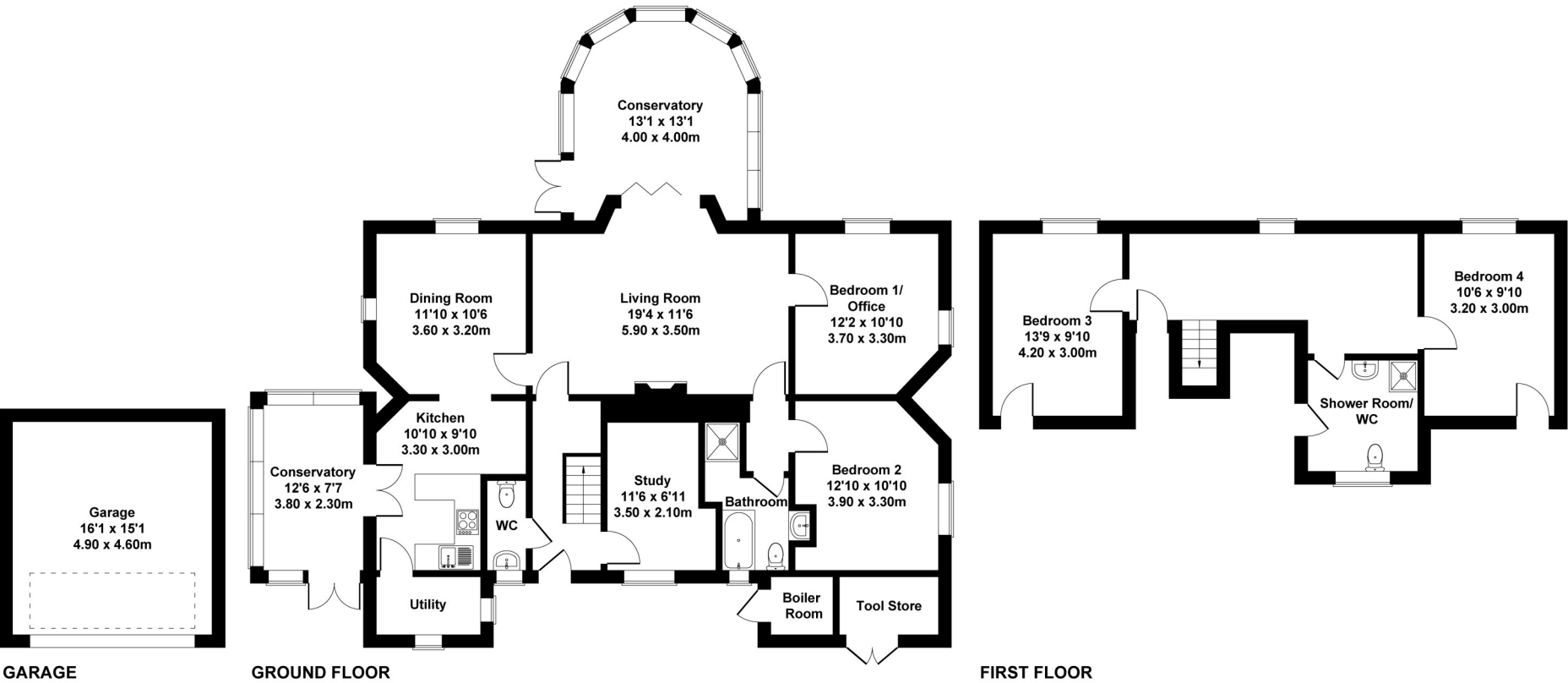
Important Notice

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.



Heather Patch, Hill Top, Eggleston, Barnard Castle, Durham, DL12 0AU

Approximate Gross Internal Area
2239 sq ft - 208 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.

Produced by Potterplans Ltd. 2026

FLOOR PLAN
HEATHER PATCH

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