



3 THE GRANARY

Middleton-in-Teesdale, County Durham DL12 0TA



GSC GRAYS

PROPERTY • ESTATES • LAND

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Middleton-In-Teesdale, County Durham DL12 0TA

An immaculately presented, two bedroom first-floor apartment situated in an ideal location in Middleton in Teesdale, set in an old granary with no onward chain.

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.



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Accommodation

Accessed from the newly refurbished stairwell, 3 The Granary's accommodation is accessed through the entrance hall. The first bedroom is immediately to your left, and offers ample space for a double bed, with light being provided from the double-glazed window.

The spacious master bedroom is further down the hallway, with integrated storage and room for a king size bed.

The bathroom comprises tiled bath with overhead electric shower, wash basin, wc and towel rail.

The main living space consists of a spacious open-plan living/dining room, with light being provided from the two double-glazed windows overlooking the rear elevation. The living room leads into the kitchen, with matching floor and wall units and rolled counter worksurfaces with stainless steel sink, electric oven with incorporated stainless steel extractor fan, breakfast bar, integrated dishwasher and free-standing fridge freezer.

Externally

To the rear of the property, there is a shared seating area with stunning views over the Teesdale countryside.

Parking

There are dedicated off-street parking spots for each apartment within The Granary, as well as a shared garage with electric door principally used for storage.

Tenure

The property is believed to be offered leasehold - 999 year lease from 2012, with 988 years remaining - share of freehold with 1/7 share of the freehold and vacant possession on completion. £600/annum service charge.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded A.

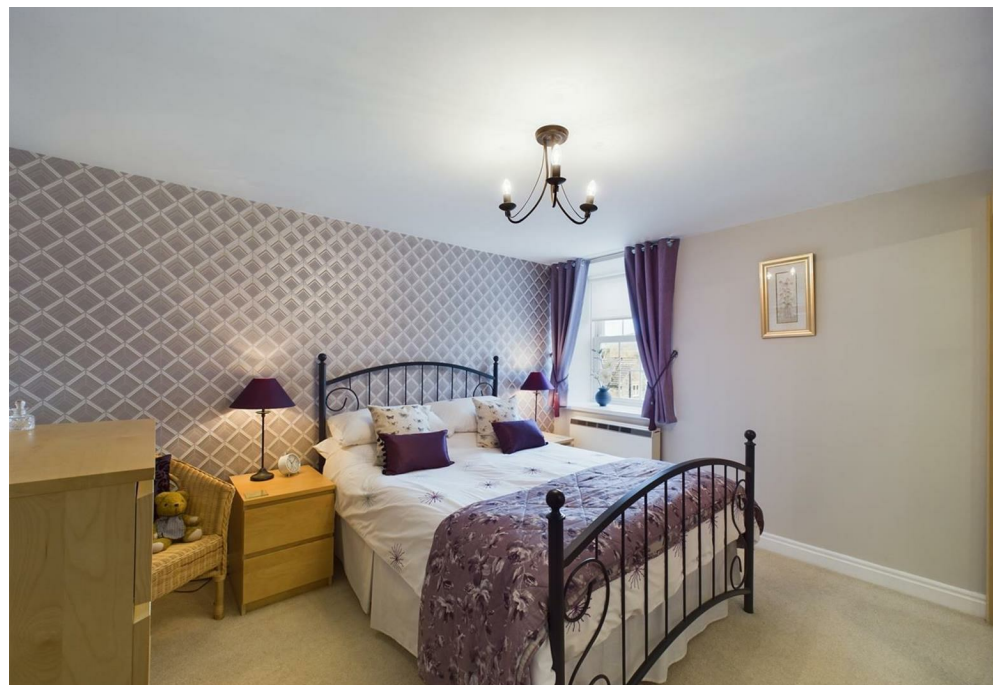
Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

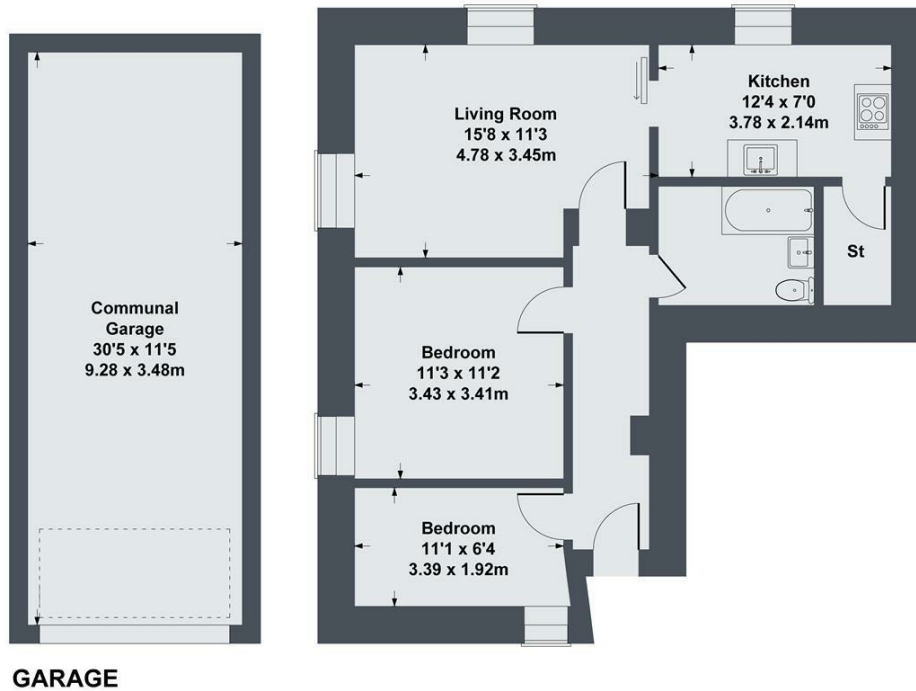
Services and Other Information

Mains electricity, drainage, and water are connected. Electric central heating.



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Approximate Gross Internal Area
980 sq ft - 91 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

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