



BELTANE HOUSE  
35 Copley Village



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PROPERTY • ESTATES • LAND



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# BELTANE HOUSE

35 Copley Village, County Durham, DL13 5NA

A truly impeccably designed, constructed and presented four-bedroom stone-built detached family home set in stunning Weardale countryside. Construction was completed in February 2012 to an individually designed architect plan, providing an incredibly modern, spacious and open property with numerous opportunities.

## ACCOMMODATION

- \* Impeccably designed four bedroom detached property
  - \* Two reception rooms
  - \* Master bedroom with en-suite
  - \* Family bathroom
  - \* Parking for two cars
  - \* Double garage
- \* South-facing patio and lawn area



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## Location

Copley village sits 6 miles from the historic market town of Barnard Castle, with neighbourhood amenities in the surrounding villages with Pinfold Medical Practice (1.7 miles) and Primary schools in Woodland (1 mile) and Butterknowle (2 miles).

For the commuter, the A66, A67, A68 and A1M provide exceptional links, and Darlington mainline railway station and Teesside International Airport offer further communications with the rest of the country. Many of the region's beauty spots are within a short drive beyond which are the delights of Teesdale, Weardale, Northumberland and the East Coast, the North Yorkshire Dales and the Lake District.

## Accommodation

### The Property

The house benefits from double-glazing, external cavity-wall insulation and oil-fired central heating. The paved driveway provides off-road parking for two cars and leads to an attached double garage. The property offers excellent family accommodation with two downstairs reception rooms, a spacious kitchen/breakfast room, utility room, WC, and entrance porch. The first floor has four double bedrooms (master bedroom with en-suite), family bathroom and four built-in storage cupboards. Internal and external energy-efficient LED lighting is fitted throughout.







### Ground Floor

The property is entered through the generous entrance hall, and into the kitchen, with tiled floor, double-glazed south-facing window, a comprehensive modern range of fitted wall and base units with generous storage, granite-style surfaces, integrated appliances (including four-plate induction hob and Miele dishwasher), porcelain sink and breakfast bar. There are French doors leading to the rear patio/garden and connecting doors through to the dining room, utility room, downstairs WC and attached double garage. The utility room comprises tiled floor, fitted base-units, granite-style worktop with counter-top hand-wash basin, extractor fan, space for appliances, and entrance doorway. There is also access to the WC.

The living room consists of exposed oak flooring throughout, multi-fuel stove set into a recessed chimney breast with dressed-stone surround, double-glazed French doors to the rear patio/garden and two double-glazed windows to the east side, with easy access to the dining room, with exposed oak flooring throughout, double-glazed window looking out to the rear patio/garden.





### First Floor

The first floor is accessed via bespoke wooden staircase onto the landing, with laminate flooring, double-glazed window, double storage cupboard, and access to roof space via ceiling-hatch. The master bedroom comprises en-suite - with tiled walls and floor, heated towel-rail, shower cubicle and WC. The bedroom itself has two double-glazed south and east-facing windows with uninterrupted views over the local countryside. Three further bedrooms offer substantial living accommodation, with storage, space for double beds, and double-glazed windows providing views across Weardale.

The expertly finished family bathroom comprises tiled walls and floor, heated towel-rail, double radiator, free-standing bath and lighted wall-mirror.

### Externally

To the rear there is a south-facing extensive patio and lawned area with an uninterrupted view of open countryside. Access to the rear is provided via two gated entrances.

### Parking

Private off-street parking is available as well as a garage, with electric double roller-door, fitted base and wall units to one wall, access to the oil store and access to roof space via ceiling-hatch.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Particulars

Particulars written in April 2024.

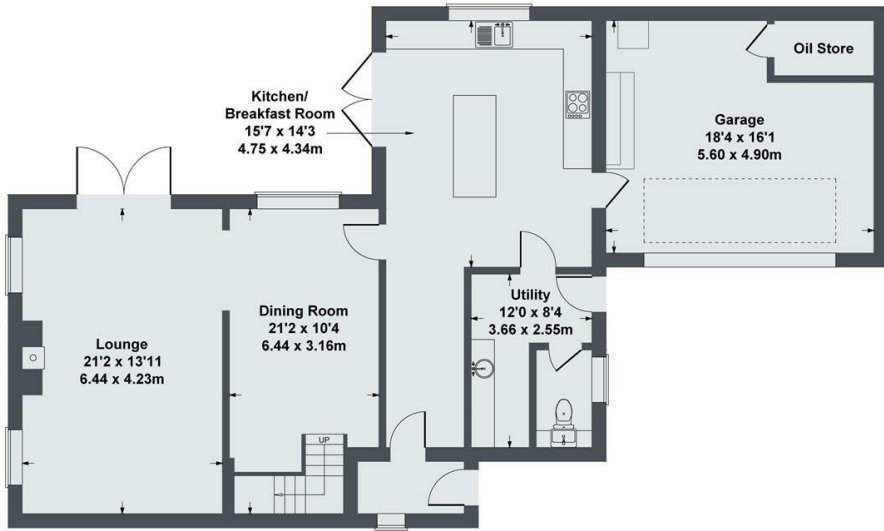
Photographs taken in April 2024.

### Services

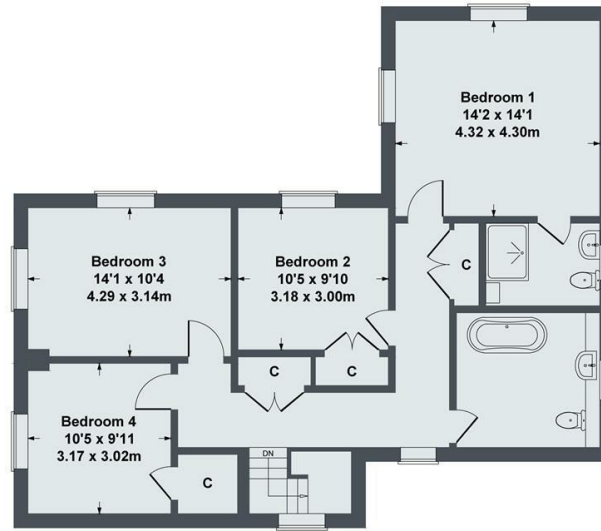
Mains electricity, drainage, and water are connected. Oil fired central heating.

### 35 Copley Village

Approximate Gross Internal Area  
2239 sq ft - 208 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		<b>74</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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