

1 AND 3 BOWES MOOR

Bowes, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

1 AND 3 BOWES MOOR

Barnard Castle, County Durham, DL12 9RH

1 Bowes Moor is a beautifully refurbished, stone-built semi-detached property with stunning views over Bowes Moor, situated on Stainmore Road with fantastic access to the A66.

3 Bowes Moor is a barn with planning permission granted and works started for a three bedroom conversion.

FOR SALE AS A WHOLE

LOCATION

Barnard Castle 5 miles, Darlington 24 miles, Leeds 74 miles, Durham 29 miles, Newcastle upon Tyne 61 miles (please note all distances are approximate). Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including further education facilities.



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK

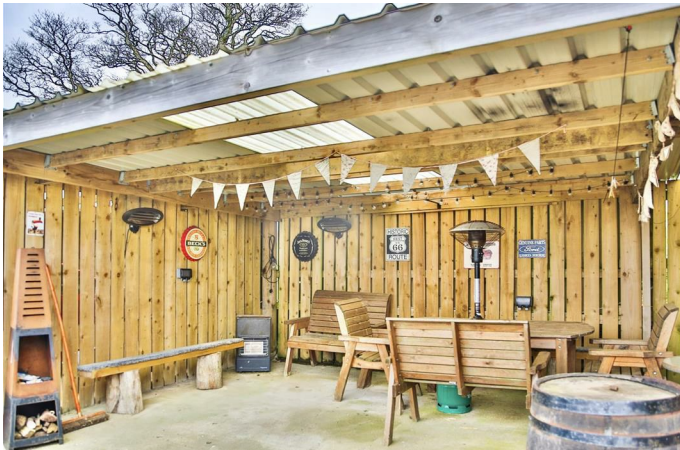


The Property

1 Bowes Moor is an exceptional family home totally in excess of 4,300 sq ft with recently refurbished kitchen, living room and dining room, as well as five bedrooms, two of which with en-suites. The house benefits from double-glazed windows to the exterior, creating a peaceful and enjoyable living environment, as well as an expansive cellar beneath the stairs, providing a perfect storage facility.

3 Bowes Moor offers an incredible opportunity for further living accommodation, with planning permission granted and works started, this property offers fantastic multi-generational living options.

Planning details are under reference 6/2013/0037/DM with Durham County Council for the change of use of former agricultural building to dwelling. Planning permission was granted in 2014, and works have started meaning the planning permission remains active and held in perpetuity.





Ground Floor

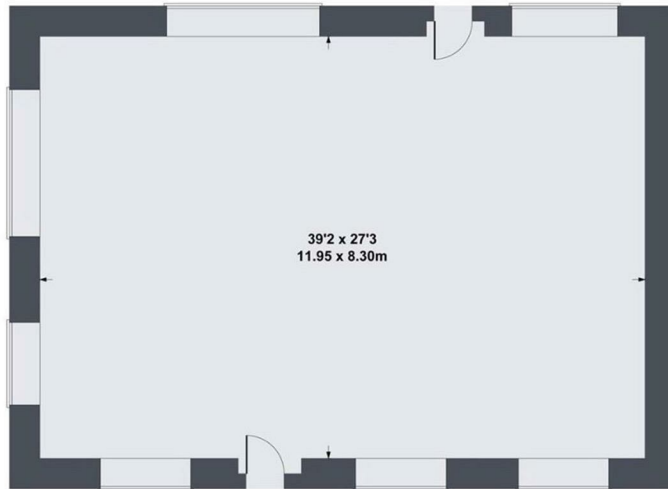
The stunningly designed kitchen, with free-standing island and contemporary wood-burning stove is accessed from the entrance hall, with separate corner sofa and table at the end of the room, with views over Bowes Moor. The spacious living room comprises cast-iron wood-burning stove and three double-glazed windows, with access to the dining room, providing an excellent space to host dinner-parties. Further down the wooden-floored hallway, the cellar is accessed under the stairs, as well as the utility room with wooden work surfaces, ceramic sink and space for washing machine/dryer and downstairs WC.

Half-Landing

At the first landing, two bedrooms are accessed, with the master bedroom providing an incredibly spacious area with en-suite comprising shower and wc and the second bedroom comprising en-suite with wc and views to the rear elevation.

3 Bowes Moor

Approximate Gross Internal Area
1069 sq ft - 99 sq m



First Floor

On the first floor, three further bedrooms are accessed, as well as the family bathroom. The first bedroom is incredibly spacious with feature fireplace. The second bedroom has space for double bed and double glass doors with views to the rear elevation. The third bedroom comprises space for double bed and views to the front elevation. The modern family bathroom offers floor to ceiling tiling with free standing shower, separate integrated bath, wc and wash basin.

Externally

To the rear of the property is a private garden and approximately 1.5 acres of land.

Parking

Private off-street parking is available on the drive, as well as a car port and a further double garage.

Agent's Note

Please note that a mast is in place on the land, 1 and 3 Bowes Moor is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

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.

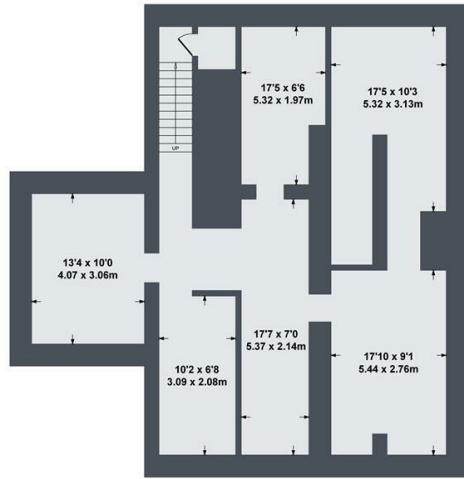
Services and Other Information

Mains electricity. Biomass central heating, drainage to shared septic tank, shared bore hole for drinking water.

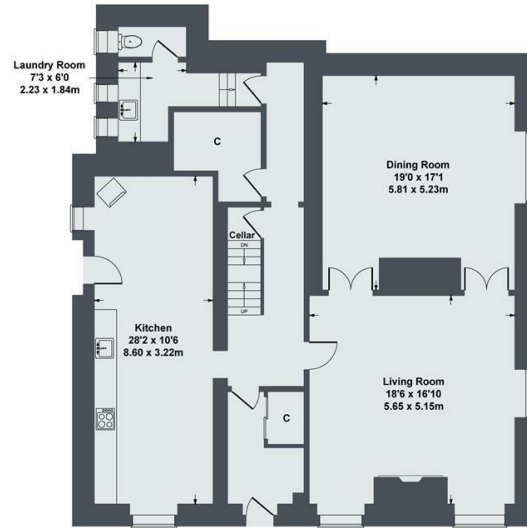
What3Words - Enchanted.Buzzing.Sweeper

1 Bowes Moor

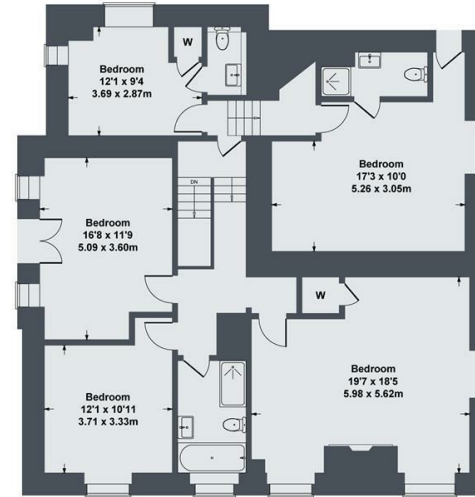
Approximate Gross Internal Area
4004 sq ft - 372 sq m



CELLAR



GROUND FLOOR



FIRST FLOOR

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		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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