



3 DOTHEBOYS HALL

Bowes, County Durham DL12 9LL



GSC GRAYS
PROPERTY • ESTATES • LAND

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Bowes, County Durham DL12 9LL

A beautifully presented four bedroom property forming a significant part of the Grade II Listed Dotheboys Hall famously featured in the Charles Dickens novel Nicholas Nickleby. The current owner has sympathetically refurbished the interior of the property to create a lovely family home.

Barnard Castle 5 miles, Darlington 24 miles, Leeds 74 miles, Durham 29 miles, Newcastle upon Tyne 61 miles (please note all distances are approximate). The property is situated within the village of Bowes which benefits from a Public House, Primary school, Church, an active village hall as well as the historic Bowes Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including further education facilities. Bowes is ideally located with great access links to both the A1 (M) and A66 for commuting across the region. Further facilities are available within nearby Richmond and Darlington towns.



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Accommodation

Ground Floor

The accommodation comprises an entrance hall with utility room/w.c, and door through to the beautiful kitchen with matching units, staircase to first floor, cast iron stove and further features including 'original bread oven' and exposed beams. The lounge overlooks the communal gardens to the front elevation with feature fireplace and multi fuel stove.

First Floor

The first floor landing provides access to three bedrooms and a four piece house bathroom suite. There is also a door providing access to a spiral staircase to a second floor bedroom.

Second Floor

Bedroom with velux window and exposed beams and trusses.

Externally

To the exterior of the property there are generous communal gardens, private patio area, private log store and private timber built shed providing useful storage.

Tenure

The property is believed to be offered Leasehold (999 year lease from 1981) with Share of Freehold. The service charge is approximately £109 per calendar month and includes Building Insurance, Gardener and Communal Maintenance.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

Services

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

Particulars

Details and Photographs produced April 2023.



3 Dotheboys Hall, Bowes

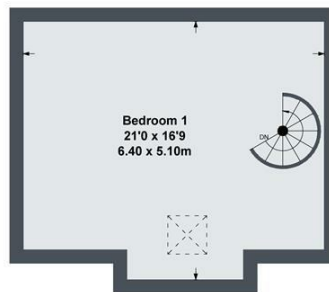
Approximate Gross Internal Area
1744 sq ft - 162 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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