



2 THE TOWERS  
Witton Le Wear



GSC GRAYS

PROPERTY • ESTATES • LAND



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# 2 THE TOWERS

Witton Le Wear, County Durham, DL14 0AD

A substantial and impeccably presented Grade II\* Listed three bedroom apartment occupying the Georgian west wing and much of the ground floor of the original c14th Peel Tower. Situated in the beautiful Weardale countryside, the conversion of this substantial property, and grounds of approximately 3 acres, was completed in 2007 and substantially upgraded by the present owners in 2016/2017. This apartment provides spacious and adaptable living with stunning period features.

## ACCOMMODATION

- \* Beautiful period conversion set in spectacular grounds
  - \* Impressive reception rooms
  - \* Stunning kitchen with large island
- \* Three double bedrooms, two with en-suite
  - \* Parking for two cars
  - \* South facing private garden



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## Location

Bishop Auckland 5 miles, Darlington 16 miles, Durham 13 miles, Newcastle upon Tyne 35 miles (please note all distances are approximate). The property is situated within the village of Witton-Le-Wear which benefits from two Public Houses, two Churches and a primary school. Within close proximity of the property lies the market town of Bishop Auckland which has a good range of amenities including both independent and national shops and eateries.

## Accommodation

### The Property

The apartment benefits from oil fired central heating and monitored security alarm system. The imposing gravelled driveway leads up to the property and provides parking for two cars with the benefit of night flood lighting. The property is accessed via an impressive entrance vestibule leading to a substantial shared hallway with feature stone fireplace. The apartment offers spacious and adaptable living with a large reception room, featuring period shutters to the window, facing the private front garden. The stairs lead down to a bright, spacious and beautifully designed kitchen/sitting room with further stairs leading to a utility/laundry room, WC and third double bedroom with en-suite. The first floor has two light and airy double bedrooms, the master with en-suite and second bedroom featuring a walk in wardrobe/dressing room. There is a family bathroom with freestanding bath and externally the property is set within approximately 3 acres of mature, communal gardens.







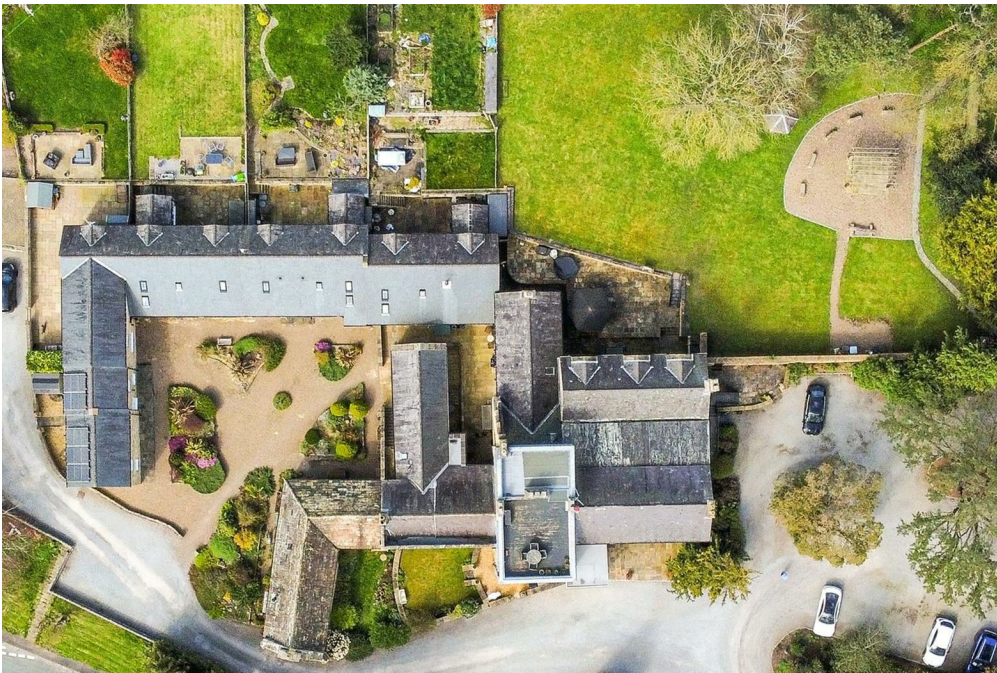
### Ground and Lower Ground Floor

The property is entered through a hallway leading to the impressive first reception room with feature fireplace, period shutters and oak floorboards. Stairs leading down to the impressive kitchen/sitting room with oak flooring and a comprehensive range of bespoke fitted wall and base units and integrated appliances throughout. The imposing porcelain surfaced central island offers generous storage and houses a sink unit. The room also incorporates a separate sitting area with striking feature fireplace and secondary glazing to all windows. There is also a cloakroom/WC on this floor. From the hallway, further stairs lead down to a utility/laundry room with fitted wall units and space for white goods. This leads onto a third double bedroom with en-suite comprising double shower cubicle, sink, WC and heated towel rail.

### First Floor

The first floor is accessed via stairs to the landing. The spacious master bedroom comprises en-suite with half wall and floor tiles, WC, sink, shower cubicle and heated towel rail. The second bedroom is light and airy and features a side room that could be used as a walk-in wardrobe/dressing room. Both bedrooms command views to the first aspect of the property overlooking the private garden and views beyond. The beautifully finished bathroom comprises tiled walls and floor, heated towel rail, freestanding bath, sink and WC.





### Externally

To the front of the property is a private garden with mature shrubs and planting. The communal grounds cover an area of approximately 3 acres including well tended gardens, woodland, landscaping and communal seating areas. There is also a shared gravel area housing a small shed belonging to the property.

### Parking

The winding gravelled driveway leads to a well kept parking area with allocated parking for two cars.

### Tenure

The property is leasehold with vacant possession on completion. 999 years from the date of conversion in 2007. Each resident owns an equal 15th share of the freehold. Management fee covering both buildings and grounds is currently £3,548 per annum.

### 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, drainage and water are connected. Oil fired central heating.

### Disclaimer Notice

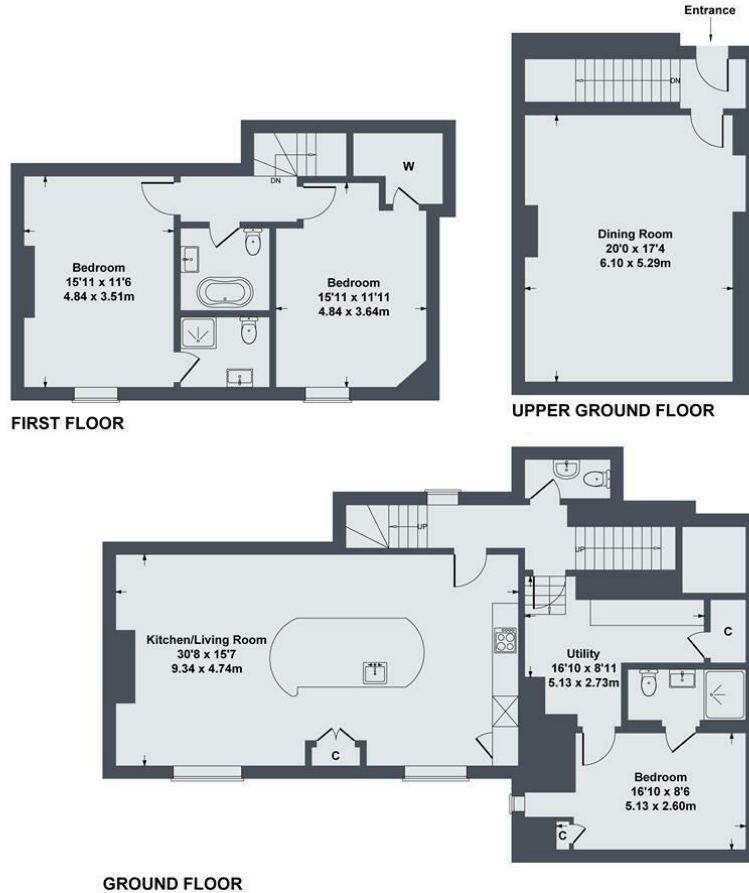
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## 2 The Towers, Witton Le Wear

Approximate Gross Internal Area  
1948 sq ft - 181 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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