



# HYLTON BARN

Bowes, County Durham DL12 9LE



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Hylton Barn is a superbly presented one bedroomed barn conversion currently run as a highly successful 'Holiday Let', set in the grounds of the historic Bowes Castle. The accommodation comprises entrance hall, open plan living/dining/kitchen, ground floor shower room, spiral staircase to first floor with galleried bedroom. The ground floor of the property has beautiful polished concrete floors and benefits from electric underfloor heating throughout.

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

With double glazed entrance door to front elevation leading to the entrance porch.

### Entrance Porch

With double glazed window to side elevation, polished concrete floor, sliding pine door through to inner hall with window to side elevation and doors to:

### Open Plan Split Level Living/Kitchen Area

#### Living Area

With windows to front elevation and stable style door with glazed panels to front elevation, polished concrete floor, corner placed log burning stove with vaulted ceiling open to mezzanine level.

#### Kitchen

Including matching range of base units, Beech block worktops, built-in electric oven four ring hob, Butlers sink, window to side porch, built-in dishwasher, built-in fridge and polished concrete floor. Spiral staircase to first floor and built-in storage cupboard housing hot water system and boiler.

### Shower Room

With sliding door to three piece suite with walk-in shower cubicle, low level WC, wall mounted wash hand basin, heated towel rail, wall light points, Velux window to ceiling, inset spot lights and extractor fan.

### Mezzanine Bedroom

With balcony overlooking the sitting area, a double glazed window to front and side elevations and three Velux windows with blinds, loft access hatch providing a useful loft area.

### External

Log store & small open grassed area to the rear. Please note there is a pedestrian right of way to the side of the property with access to Bowes Castle and neighbouring property.

### Tenure

The property is believed to be offered freehold with vacant possession on completion. A part of the porch is constructed on unregistered land and an indemnity has been acquired.

### Local Authority and Council Tax

The property is offered freehold with vacant possession upon completion. Durham County Council. The property is currently run as a 'holiday let' and is business rated. The property has a gross turnover of approximately £35,000 per annum.

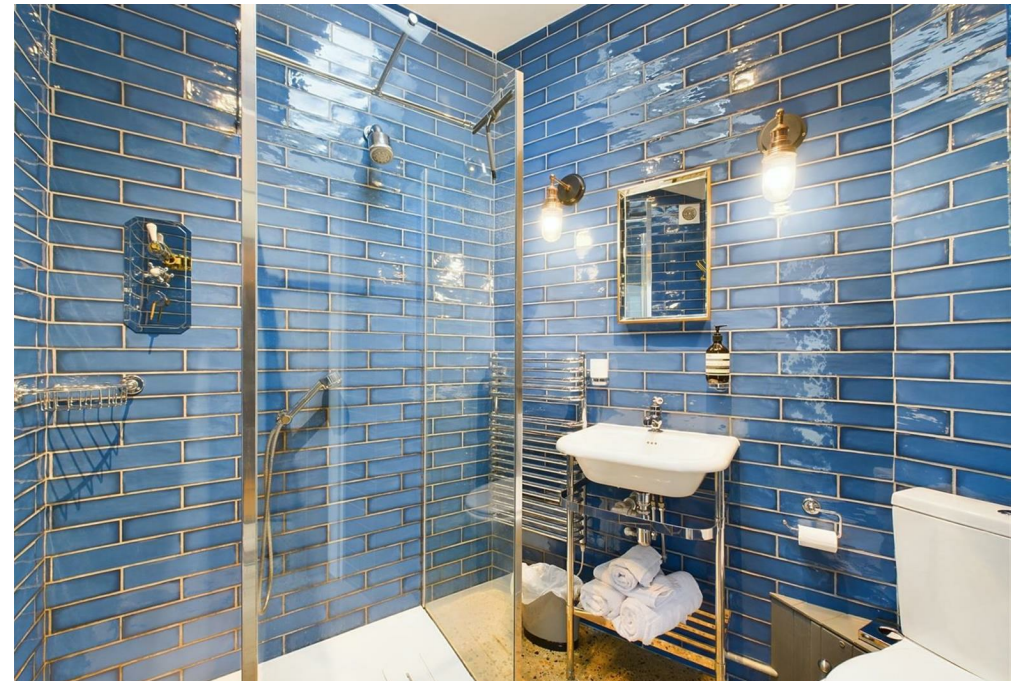
### Particulars

Particulars prepared Dec 2024

Photographs taken in August and December 2024.

### Services and Other Information

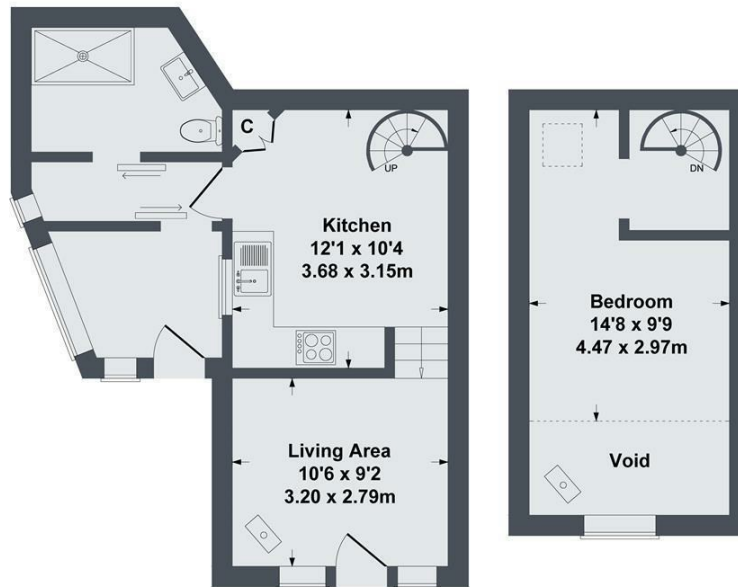
Mains electricity, drainage and water are connected.





# Hylton Barn, Bowes

Approximate Gross Internal Area  
519 sq ft - 48 sq m



**GROUND FLOOR**

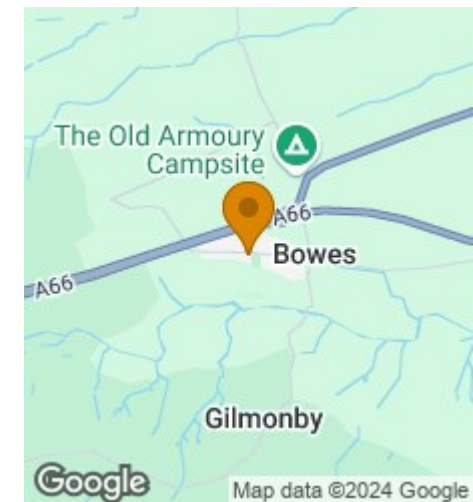
**FIRST FLOOR**

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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.