



LANGLANDS 15 CHAPEL ROW
Middleton-In-Teesdale



GSC GRAYS

PROPERTY • ESTATES • LAND

LANGLANDS 15 CHAPEL ROW

Middleton-In-Teesdale, DL12 0SN

A deceptively spacious and superbly presented four bedroom period property with generous garden to the rear and single garage. Situated in the highly sought after village of Middleton in Teesdale. Offered with no onward chain and available immediately.

ACCOMMODATION

- * Period property
- * Four bedrooms
- * Two bathrooms
- * Three reception rooms
 - * Garden room
 - * Garage
- * Village location
- * No onward chain



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Situation & Amenities

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, butchers and other shops.

Accommodation

The accommodation in brief comprises an entrance hall, living room, dining room, kitchen, garden room, main bedroom with en-suite, three further bedrooms and a house bathroom. To the exterior is a generous rear garden with patio area, three external stores and garage.





Ground Floor

With entrance hall to inner porch and door to hallway with staircase to first floor and further doors to the living room and dining room. The living room boasts a large picture window, exposed floorboards, inset cast iron stove, picture rail and coving to ceiling. The dining room has a window to the rear elevation, exposed timber floors, recess cupboard, feature fireplace, picture rail and door to kitchen. The kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel 1 1/2 bowl sink unit, space for electric cooker, space for dishwasher, washing machine and fridge with tiled splashback, door to rear garden and open archway through to garden room. The garden room has wall and light points, double glazed windows and patio doors to rear garden.

First Floor

The half landing provides access to the house bathroom comprising a step in shower, panelled bath and pedestal wash hand basin. There is a separate low level WC with window side elevation. There are three further bedrooms on the first floor, two doubles and a single, both double bedrooms have feature fireplaces.



Second Floor

The main bedroom has a range of fitted wardrobes and an en-suite shower room comprising step-in shower cubicle, vanity wash hand basin and low level WC.

Externally

Garden

To the rear of the property there is a generous rear garden in excess of 100 ft long with walled and fenced boundaries mainly laid to lawn with two patio areas, three useful stores, door to garage and side access gate.

Garage

A single garage with up and over door, power and light.

Tenure

The property is believed to be offered freehold with vacant possession on completion. There is a vehicular and pedestrian right of way to the rear of the property.

Agents Note

The property is currently used for holiday lets.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

The property is currently run as a holiday let therefore business rates apply.

Particulars

Particulars written in December 2024.

Photographs taken in December 2024.

Services and Other Information

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

15 Chapel Row

Approximate Gross Internal Area
1680 sq ft - 156 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) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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