



STONEMAR CHURCH BANK  
Eggleston,



**GSC GRAYS**

PROPERTY • ESTATES • LAND



---

# STONEMAR CHURCH BANK

County Durham, DL12 0AH

Stonemar is a truly stunningly presented three bedroom detached bungalow, situated in the highly sought after Teesdale village of Eggleston.

## ACCOMMODATION

- \* Beautifully presented
- \* Detached bungalow
- \* Three bedrooms
- \* Village location
- \* Gardens
- \* Off-street parking
- \* Double glazing throughout



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---



## Location

Middleton-in-Teesdale 4 miles, Barnard Castle 6 miles, Bishop Auckland 17 miles, Darlington 18 miles, Durham 30 miles. Please note all distances are approximate. Situated on the edge of Eggleston village. The property enjoys a pretty setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities and schools. The village of Eggleston has a public house The Moorcock Inn and a farm shop, post office services are available in the village hall twice a week along with other regular activities.

## Accommodation

The property briefly comprises an entrance hall, living room, dining kitchen, master bedroom with dressing room and en-suite shower room, bedroom, bedroom/dining room and house bathroom. To the exterior there is a workshop/store room, parking and front and rear gardens.







### Stonemar

With entrance hall to hallway and doors to living accommodation as well as a large built-in storage cupboard. The living room boasts a large double glazed picture window with stunning views and feature fireplace. The beautifully presented and recently fitted dining kitchen comprises modern high gloss units at both eye and base level with Carrara marble worksurfaces, electric hob with extractor above, electric double oven, integrated dishwasher and washing machine. The kitchen overlooks the rear garden and has a modern stable style door to exterior. The master bedroom has a double glazed window to front elevation, fitted wardrobes, further fitted wardrobes in the dressing room and door to en-suite. The en-suite comprises a walk-in shower, vanity wash hand basin and low level WC. There are two further bedrooms one is currently being used as a dining room. The house bathroom comprises a walk-in shower with vanity wash hand basin, low level WC and frosted window to rear elevation.



### Externally

To the front of the property is a lawned garden with borders featuring mature plants, shrubs and views over the village with patio area. To the rear of the property is an enclosed courtyard garden with raised borders and timber shed. Vehicle access to the rear via Church Bank provides private off-street parking.

### 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 January 2025.

Photographs taken in January 2025.

### Services and Other Information

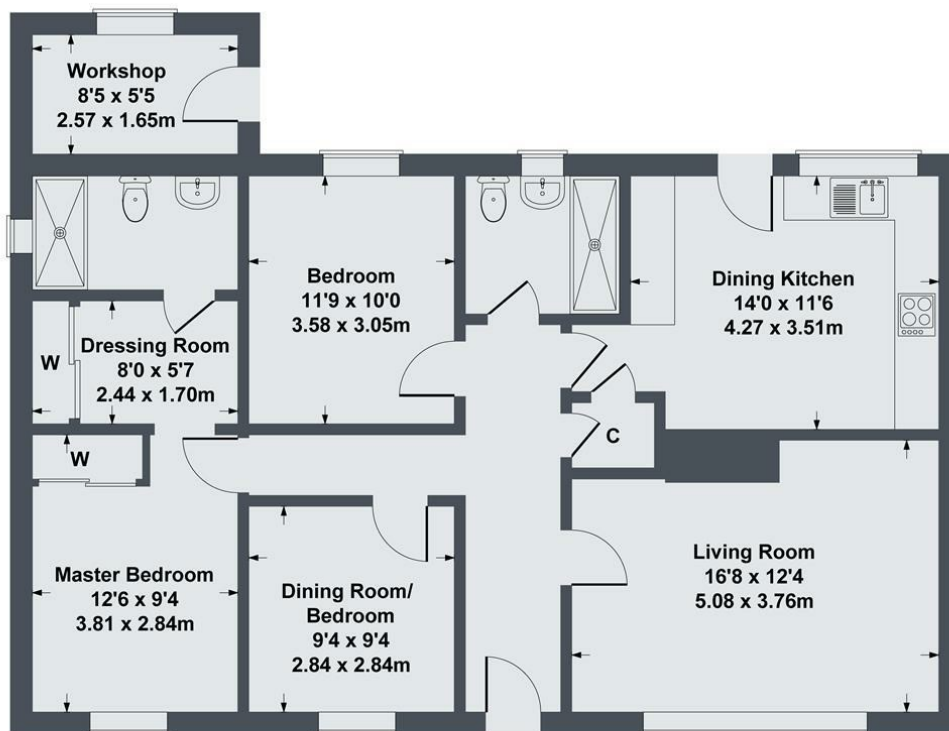
Mains electricity, drainage and water are connected. Oil fired central heating.





# Stonemar, Eggleston

Approximate Gross Internal Area  
1062 sq ft - 99 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</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	



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.