



LOW BARN MILL FARM  
Eppleby,



**GSC GRAYS**

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# LOW BARN MILL FARM

North Yorkshire, DL11 7BH

A superbly presented three bedroom, three bathroom barn conversion situated on the edge of the highly sought after village of Eppleby. Originally converted by the highly acclaimed Randall Orchard Homes and retaining original features including exposed beams and trusses. Available with no onward chain.

## ACCOMMODATION

- \* Stunning barn conversion
- \* Three double bedrooms
- \* Open plan dining/kitchen
- \* Beautifully presented living room
  - \* Gardens
  - \* Driveway
  - \* Village location
  - \* Underfloor heating
  - \* Electric entrance gate



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## Situation

The property is located on the edge of this popular North Yorkshire village. Eppleby has an active community and benefits from a village hall, primary school, tea room with shop and a public house. The village is really well placed being around 9 to 10 miles from Richmond, Darlington and Barnard Castle, and with the A1(M) interchange at Barton being 6 miles distant.

## Accommodation

Low Barn briefly comprises an entrance hall, utility room, dining kitchen, living room, two bedrooms with en-suite shower rooms, third bedroom and house bathroom. Externally, there is electric gates with access to parking area, front garden, rear garden and garage.





### Ground Floor

With entrance door to entrance hall with stone flagged flooring and doors to dining kitchen, utility room and living room. The dining kitchen is a spacious open plan kitchen with dining area, flagged stone flooring, beamed ceilings, underfloor heating, a fitted range of wall and base units incorporating granite worktop with built-in appliances, space for Range style cooker and island unit. The utility room offers a useful space with plumbing for washing machine. The property boasts a stunning living room with dual aspect windows and doors to front and rear gardens, underfloor heating, exposed beams and beautiful feature fireplace with inset cast iron multi-fuel stove. The inner hallway provides access to a double bedroom with en-suite shower room, a further bedroom and a well appointed house bathroom.

### First Floor

The staircase provides access to a master bedroom with a range of fitted wardrobes and en-suite shower room with views over countryside and gardens.



## Externally

### Front Garden

An open front garden with mature planted borders, vegetable garden and well kept lawn area.

### Rear Garden

Enclosed rear landscaped gardens mainly laid to lawn with walled boundaries, patio area and door to garage.

### Driveway/Parking

With electric gate, gravelled area and parking for numerous vehicles.

### Garage

With timber double doors, power, light and door to rear garden.

### Owners Insight

"Very private location on the edge of village with strong community and many facilities (pub, shop, nursery) in a scenic location within easy reach of towns."

### Tenure

The property is 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 F.

### Particulars

Particulars written in January 2025.

Photographs taken in January 2025.

### Services and Other Information

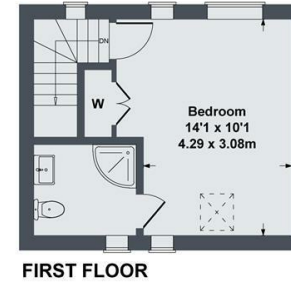
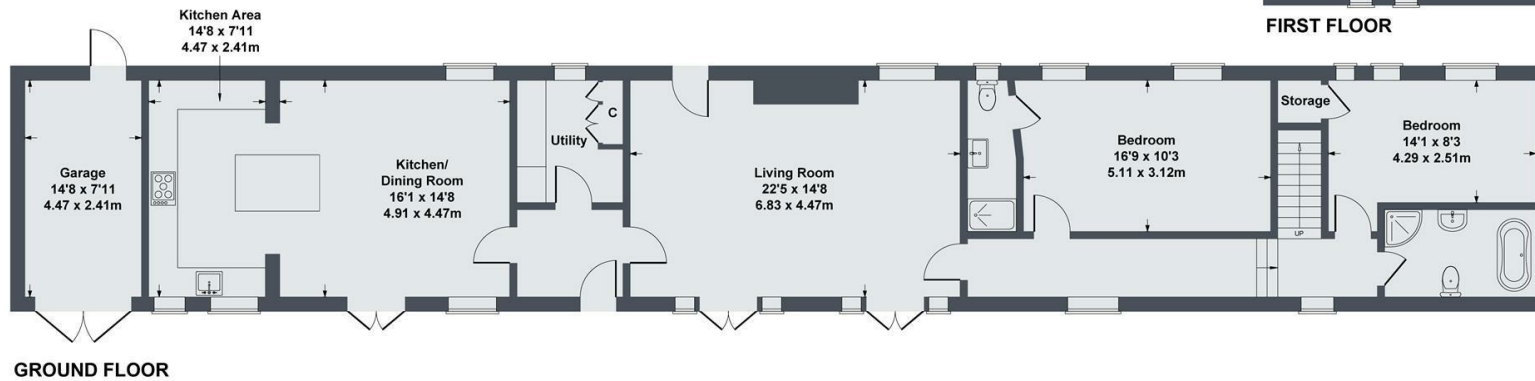
Mains electricity and water are connected. Private drainage and Oil fired central heating.

### What3words

fountain.hubcaps.monitors.

## Low Barn, Mill Farm, Eppleby

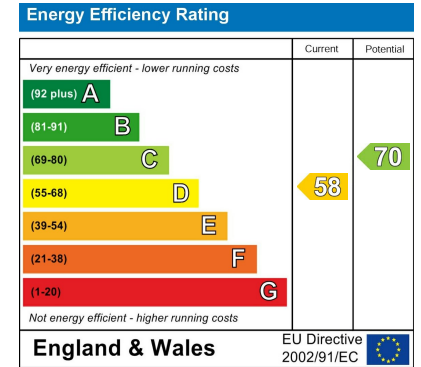
Approximate Gross Internal Area  
1765 sq ft - 164 sq m



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



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