



MONKSMOOR HOUSE, 24 CALIFORNIA ROW

MIDDLETON-IN-TEESDALE, BARNARD CASTLE
COUNTY DURHAM, DL12 0TA

GFW

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APPROXIMATE MILEAGES

Barnard Castle 10 miles - Bishop Auckland 20 miles -
Darlington 25 miles

PROPERTY SUMMARY

A beautifully presented, generously proportioned, charming and unique detached family home, offering four double bedrooms, master with en-suite facilities, as well as an adjoining garage/workshop and raised decked area to the rear. Available with no onward chain and on a furnished basis, by separate negotiation.

OFFERS OVER £375,000



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The Area

Middleton in Teesdale is a large village supporting a self sufficient range of amenities including numerous shops, public houses, primary school, church and doctors surgery. It lies 11 miles from the historic market town of Barnard Castle which provides a broader range of shopping, educational and recreational amenities.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Durham Tees Valley International Airport offer further communications with the rest of the country. Many of the attractions of Teesdale can be found within a short drive beyond which can be found the delights of North Yorkshire, Weardale, the Lake District, Northumberland and the East Coast.

The Property

Monksmoor House, 24 California Row is a beautifully presented and unique detached family home. An 1860s stone building, it was fully converted to provide flexible family accommodation around 20 years ago. Until recently, it has been operating as a successful holiday let. The property offers living accommodation to the first floor which enjoys fantastic countryside views.

The main entrance leads into the inviting reception hallway, featuring tiled flooring and an impressive oak central staircase rising to the living accommodation.

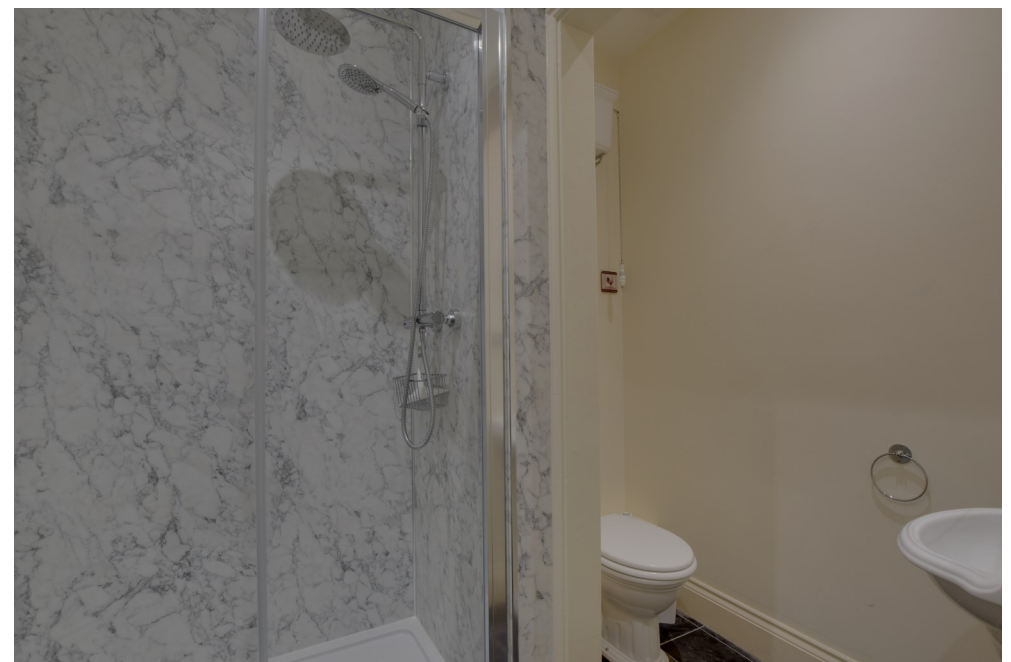
To the ground floor, there are three well proportioned double bedrooms, all of which feature solid oak flooring. The master bedroom is serviced by en-suite facilities which comprise a WC with high level cistern, a pedestal wash hand basin and a quadrant shower cubicle with a mains fed shower and an electric towel rail.

The spacious family bathroom includes a roll top, claw foot bath, a separate shower cubicle with mains fed shower, pedestal wash hand basin toilet with high level cistern and bidet.

There is a vestibule to the rear which provides useful storage and access to the courtyard.

The impressive oak staircase rises to the left and right from a half landing into the living area, which features a full height ceiling and characterful beams. Sliding sash windows to the front elevation flood the room with natural light and enjoy superb, countryside views. A feature stone fireplace has an inset multi-fuel stove creating a focal point to the room, while there is a door leading out to the raised decking area at the rear.







The kitchen is fitted with a range of base and wall mounted storage units, topped with solid oak worktops which incorporate a Belfast sink. Integral appliances include a ceramic electric four ring hob and oven, dishwasher and fridge/freezer, as well as an oil fired Esse range which powers the central heating system. A central island provides a breakfast bar, ideal for informal dining. There is also a boarded loft space above the kitchen, ideal for storage.

The kitchen is serviced by a useful utility room, fitted with a range of base units which provide space, power and plumbing for white goods. The first floor accommodation also benefits from an additional shower room, fitted with a double shower cubicle, WC and a wash hand basin.

A further reception room/snug leads off from the living room, featuring beams to the ceilings and bi-fold doors leading out to the rear decked area.

The accommodation is completed by a fourth bedroom at first floor level, which is a well proportioned double and could be utilised for a number of purposes.

To the rear of the property, accessed from the first floor, there is a pleasant and private decked area which provides an ideal seating and outdoor dining space

which enjoys fantastic views. To the lower level, there is an enclosed courtyard with gated access leading to the front of the property, as well as into the extensive double length garage and spacious workshop area which benefits from power, lighting and a sliding door.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of D/64.

Local Authority

Durham County Council. The property is not registered for Council Tax purposes as it is currently utilised as a holiday let.

Utilities

The property benefits from mains electricity, water and drainage. The central heating system, powered by the oil-fired Esse range in the kitchen provides under floor heating to both floors with multi-zone controls. Freesat is also connected to the property.

Note

Please note that the property would also be available on a furnished basis, by separate negotiation.

Parking

The integral garage to the side provides off road parking.

Characteristics

Broadband is currently connected with average download speeds of approximately 18mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

The property is located within a Conservation area.

what3words

Every three metre square of the world has been given a unique combination of three words.

///scarecrow.allergy.placed

Viewings

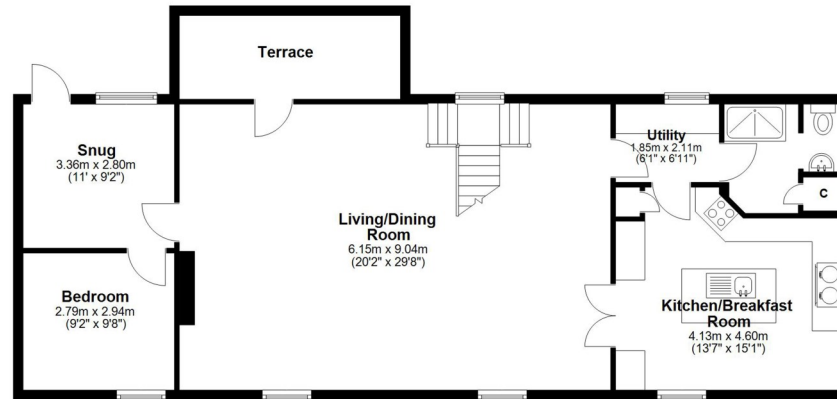
Viewings are strictly by prior appointment with GFW.

Important Notice

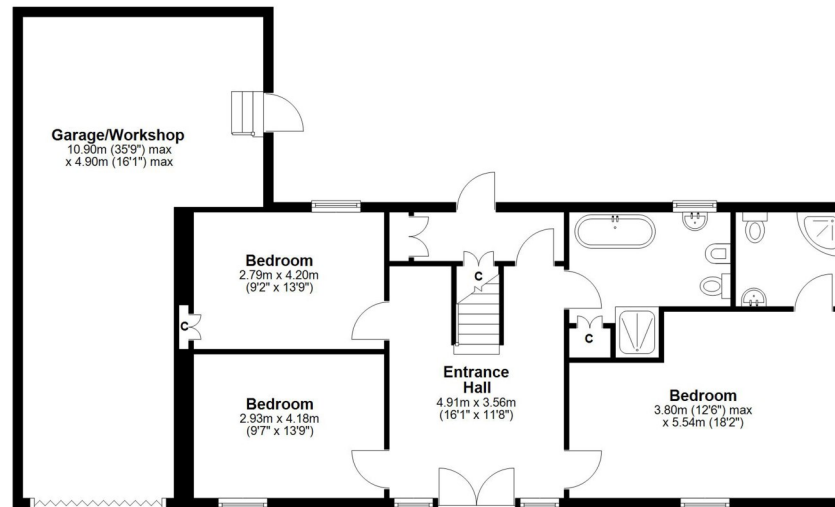
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures,

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First Floor



Ground Floor

GFW.

Total area: approx. 222.9 sq. metres (2399.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
Created especially for George F White by Vue3sixty Ltd

FLOOR PLAN

MONKSMOOR HOUSE, 24 CALIFORNIA ROW

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