



HOUSE WITHOUT A NAME

THRINGARTH, MIDDLETON-IN-TEESDALE, BARNARD CASTLE
COUNTY DURHAM, DL12 0NU

GFW

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BARNARD CASTLE
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APPROXIMATE MILEAGES

Barnard Castle 11 miles - Bishop Auckland 21 miles -
Darlington 26 miles

PROPERTY SUMMARY

A beautifully presented and charming two bedroom cottage, occupying an elevated position with superb countryside views. Delightful cottage garden to the front, as well as off road parking nearby. No onward chain.

GUIDE PRICE £185,000



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The Area

Thringarth is an area of Outstanding Natural Beauty bisected by the river Lune with Grassholme and Selset Reservoirs at its heart. The nearby centre of Middleton-in-Teesdale provides a traditional range of amenities with a wider selection of shopping, educational and recreational facilities being found within the historic market town of Barnard Castle.

Many renowned beauty spots are close at hand beyond which can be found the delights of North Yorkshire, the Lake District, Northumberland and the East Coast.

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.

The Property

House Without A Name is a charming two bedroom mid terraced cottage, occupying an elevated position with superb countryside views to the front. The property is available with no onward chain and benefits from a delightful garden and off road parking for one vehicle.

The main entrance leads into the living room, which features flagged stone flooring and traditional beams to the ceiling. The focal point is the impressive original cast iron range.

The kitchen is fitted with a range of solid oak base and wall mounted storage units, topped with solid oak worktops which incorporate a porcelain Belfast sink. There is space for freestanding appliances such as a freestanding fridge as well as an Everhot Range cooker which is available by separate negotiation. The floor is laid with oak herringbone. The ground floor accommodation is completed by a WC/ cloakroom.

A door from the living room provides access to the staircase rising to the first floor accommodation. The master bedroom is a well proportioned double with a full height ceiling and enjoying fantastic countryside view to the front elevation. There is also a range of fitted wardrobes. The second bedroom also enjoys a front aspect view and is a good sized double with an partially exposed stone wall.

The shower room completes the accommodation and is fitted with a WC, a wash hand basin set up on a vanity unit





and a quadrant shower cubicle with an electric shower.

To the front of the property, there is a pleasant cottage garden which is predominantly laid to lawn and features flowering borders. There is an easement for off road parking for up to two vehicles, the parking area will be shared with a neighbouring property.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of E/39.

Local Authority

Durham County Council. The property is currently pending a Council Tax Band.

Utilities

The property benefits from mains electricity and is heated by electric wall mounted heaters. Drainage is to a shared water treatment plant, situated on land under ownership of a third party. This is serviced annually at a cost of £200 which is to be split with two neighbouring properties. The water is fed by a spring supply with a UV filtration system.

Parking

There is allocated off road parking for up

to two vehicles, the parking area is shared with a neighbouring property, an easement will be granted for use of this area.

Notes

1. The pathway leading to the property will be shared with the adjoining property.
2. The property is currently registered on the same title as the neighbouring property which is under ownership of the Vendor. This will be split upon sale of the subject property.

Characteristics

Broadband is currently connected via Starlink satellite with average download speeds of approximately 200mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

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

///obtain.chatted.lifelong

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

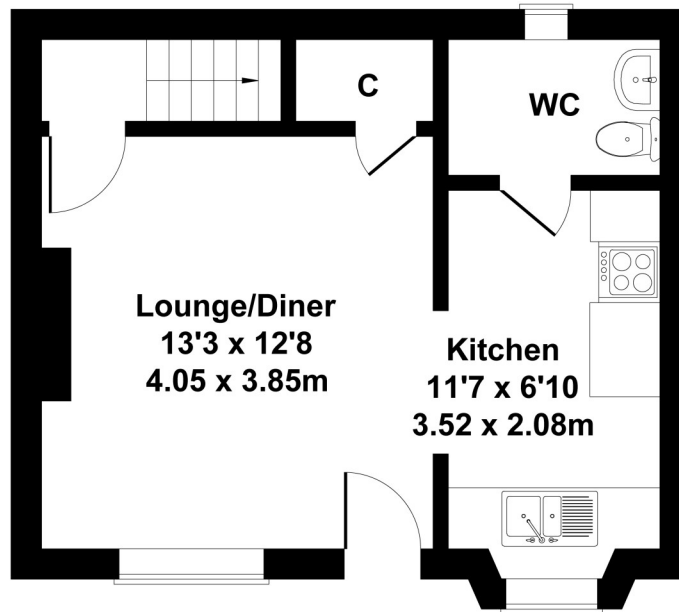
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



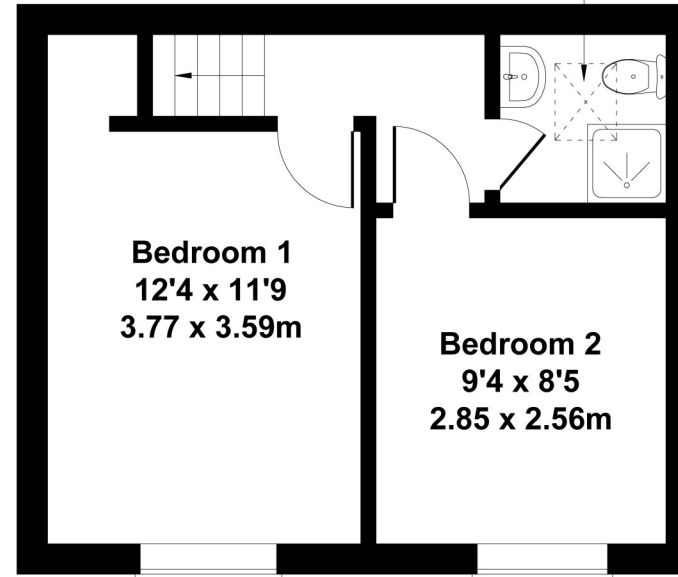
Thringarth

Approximate Gross Internal Area
657 sq ft - 61sq m

Shower Room
5'5 x 5'4
1.65 x 1.63m



GROUND FLOOR



FIRST FLOOR

GFW.

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

FLOOR PLAN

HOUSE WITHOUT A NAME

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