



STONEY GILL FOOT

Alston Road, Middleton-In-Teesdale



GSC GRAYS

PROPERTY • ESTATES • LAND

STONEY GILL FOOT

Middleton-In-Teesdale, County Durham, DL12 0XA

Please note Best and Final Offers are to be submitted for our vendor's consideration before 12 noon on Friday 3rd May 2024. Should you require further information, please contact GSC Grays. We are delighted to offer a three bedroom detached stone built property requiring a degree of refurbishment with attached barns/outbuildings. Offering huge potential, subject to planning. Available with no onward chain. Viewing is highly recommended to appreciate the property on offer.

ACCOMMODATION

- * Three bedroom property
- * Stone built
- * Attached barns
- * Huge potential (subject to planning)
- * Easy access to Middleton in Teesdale



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01833 637000
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GSCGRAYS.CO.UK



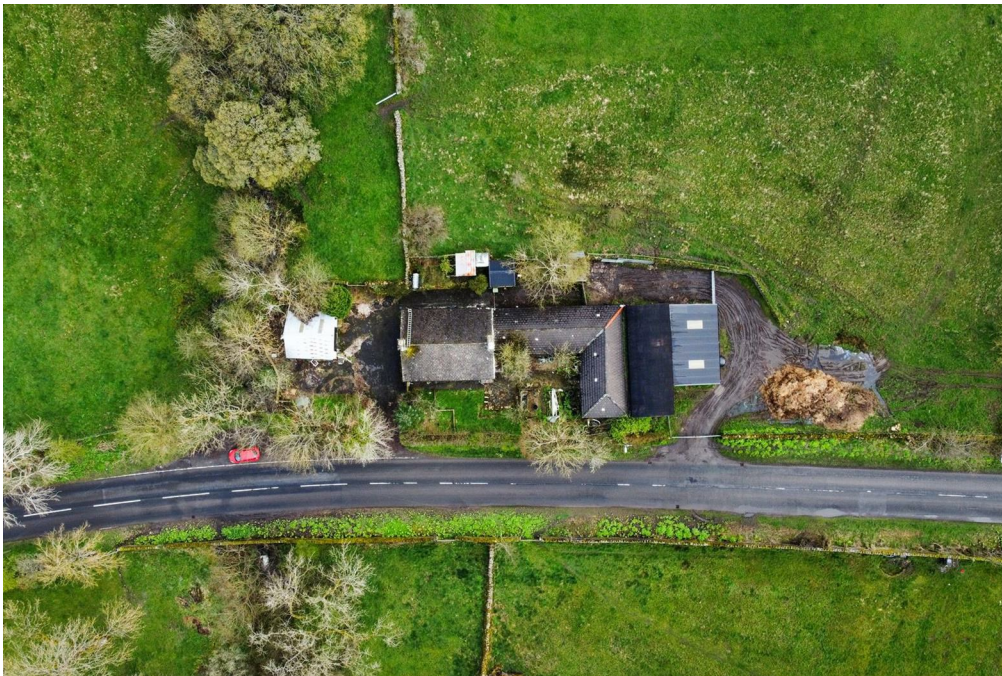
Situation

Located 1 mile from Middleton in Teesdale along the B6277. 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.

The House

The property comprises entrance hall, lounge, dining room, breakfast kitchen, utility room, first floor landing, large built-in storage cupboard, three bedrooms and a house bathroom.





Garden

Mainly laid to lawn and located at the front of the property with fenced boundaries. Hardstanding providing off-street parking to the side of the property.

Garage

With timber access doors, power and light.

Barns/Outbuildings

A number of barns and outbuildings offering huge potential for a variety of uses subject to planning and standard Raby Estate covenants.

Access

To the east of the property there is a second access (shared) for access to the property/outbuildings (see plan showing brown hatched area for further information).

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 D.

Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

Services and Other Information

Mains electricity and water are connected. Oil fired central heating. Drainage via Sewerage Treatment Plant.

The standard Raby Estate Restrictive Covenants will apply to the property regarding the erection of or any permanent building, change of use or development will require consent.

Disclaimer Notice

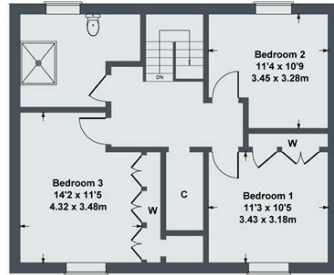
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that 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 property.

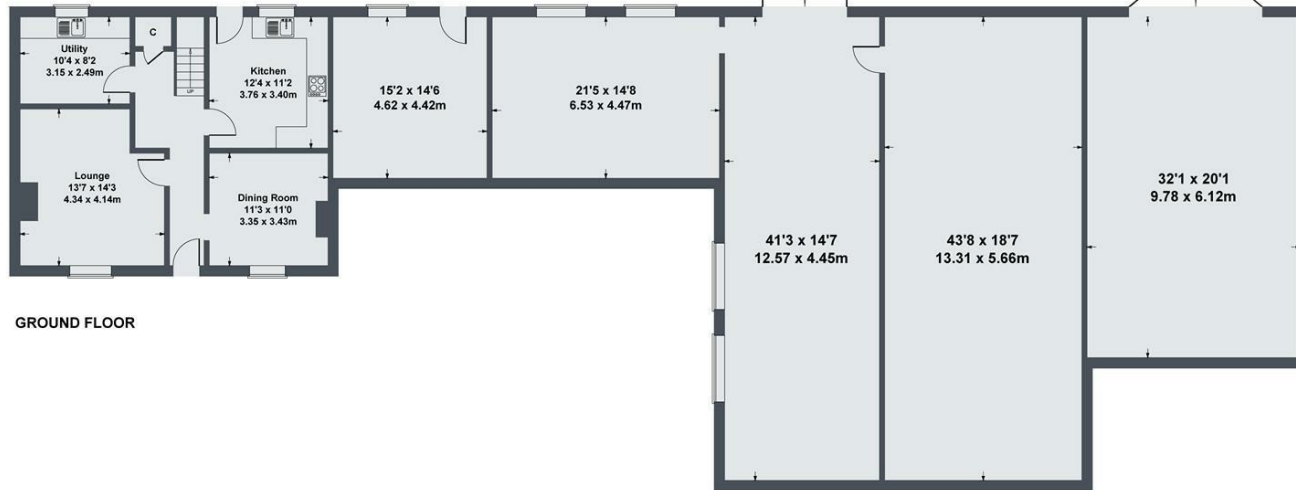
Agent Note

The map contained in the brochure is for illustration purposes only. Please Note, access to some of the outbuildings may be restricted due to livestock.

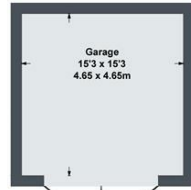
Stoney Gill Foot
Approximate Gross Internal Area
4288 sq ft - 46155 sq m



FIRST FLOOR



GROUND FLOOR



GARAGE

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			94
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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