



LOW BARN MILL FARM
Eppleby,



GSC GRAYS

PROPERTY • ESTATES • LAND

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



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



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

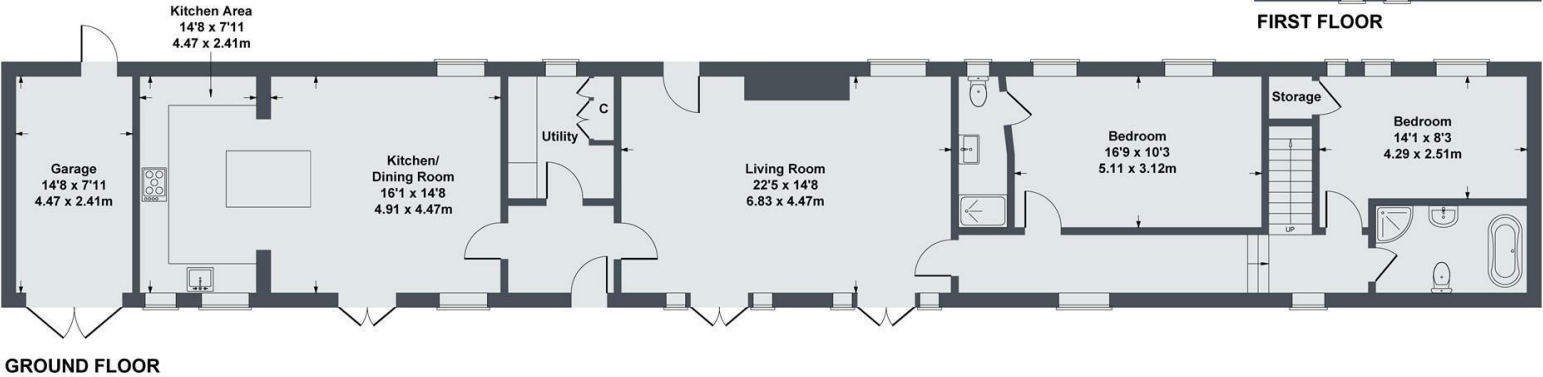
Mains electricity and water are connected. Private drainage and Oil fired central heating.

What3words

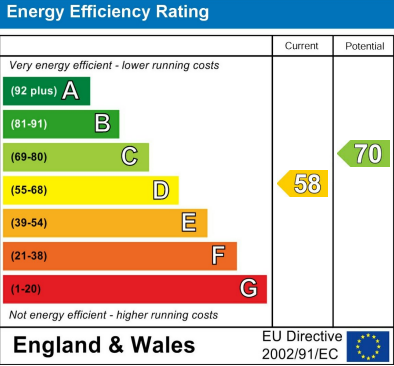
fountain.hubcaps.monitors.

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



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 corrections 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.