



SCHOOL HOUSE THE EDGE  
Woodland, Bishop Auckland



GSC GRAYS

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# SCHOOL HOUSE THE EDGE

Bishop Auckland, DL13 5RF

Nestled in the charming village of Woodland, Bishop Auckland, this stunning detached family home at The Edge offers a perfect blend of modern living and picturesque surroundings. With breathtaking views that stretch across the landscape, this property is a true gem for those seeking both comfort and tranquillity.

## ACCOMMODATION

- \* Detached Family Home
  - \* Stunning View
  - \* 5 Bedrooms
- \* Spacious Living Room
  - \* Conservatory
  - \* Garden
- \* Double Garage



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## Situation

Barnard Castle 7 miles, Bishop Auckland 11 miles, Darlington 18 miles, Durham 21 miles, Newcastle upon Tyne 39 miles, Leeds 76 miles, (please note all distances are approximate). The Village of Woodland sits high on the slopes of the lower Teesdale valley, on the edge of the North Pennines Area of Outstanding Natural Beauty and affords stunning views of the surrounding area. There is a primary school, church and public house, as well as being situated only a few miles from the popular market town of Barnard Castle, with a good range of amenities. These include a wide variety of independent and national shops, several public houses, restaurants and supermarkets. Barnard Castle also offers various schooling options at nursery, primary and secondary levels, including Barnard Castle School. There are also a superb range of recreational activities, with walks, bridleways and cycling routes and the well renowned Bowes Museum also on the doorstep. Additional amenities and schooling facilities can be found at nearby Bishop Auckland and Staindrop. The property has good access to the A68, A1 and A66 for commuting links, as well as a mainline station situated in Darlington.







## The Property

This stunning detached family home at The Edge offers a perfect blend of modern living and picturesque surroundings. With breathtaking views that stretch across the landscape, this property is a true gem for those seeking both comfort and tranquility.

Boasting an impressive five bedrooms, this spacious residence has been significantly extended and refurbished by the current owner, ensuring that it meets the needs of contemporary family life. The layout includes generous reception rooms, providing ample space for relaxation, entertainment, and family gatherings. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home.

The property features three well-appointed bathrooms, making it ideal for larger families or those who enjoy hosting guests. The thoughtful design and high-quality finishes throughout the home reflect a commitment to both style and functionality.

Outside, the property is complemented by a double garage, offering convenient parking and additional storage options. The garden provides a delightful outdoor space, perfect for children to play or for adults to unwind while enjoying the stunning views that surround the home.

This exceptional property in Woodland is not just a house; it is a place where memories are made. With its spacious interiors, beautiful location, and modern amenities, it presents an outstanding opportunity for families looking to settle in a peaceful yet vibrant community.





### Ground Floor

With entrance porch to entrance hall with access to cloakroom w.c., door to dining/kitchen and living room. The living room is a generous 'L' shaped room boasting remote lighting sensors, feature fireplace, staircase to first floor and patio doors to garden. From the living room there is a door to the snug with cast iron multi-fuel stove and double doors to the conservatory. The conservatory has stunning views over the countryside and door to front garden. There is a superb dining kitchen with a modern range of wall and base units electric double oven, induction hob, sink unit, integral fridge freezer and dishwasher with dual aspect and door to side elevation. To the rear of the kitchen is a useful utility room and personal door to garage.

### First Floor

There are 5 bedrooms and three bathrooms on the first floor comprising a master bedroom with en suite, guest bedroom with en suite, three further bedroom (one currently used as an office) and a house bathroom.

### Externally

The majority of the garden is found to the side of the property, mainly laid to lawn with wall and fenced boundaries, mature planted borders with flowers, shrubs and trees.

### Driveway

Tarmac hardstanding with gated access providing off street parking.

### Garage

With remote door, power, light and personal door to property.

### Services

Mains electricity, water and drainage. Solar water heater. Heating via Biomass pellet boiler.

### Tenure, Local Authority and Council Tax

The property is offered freehold with vacant possession upon completion. Durham County Council. For Council Tax purposes, the property is banded C

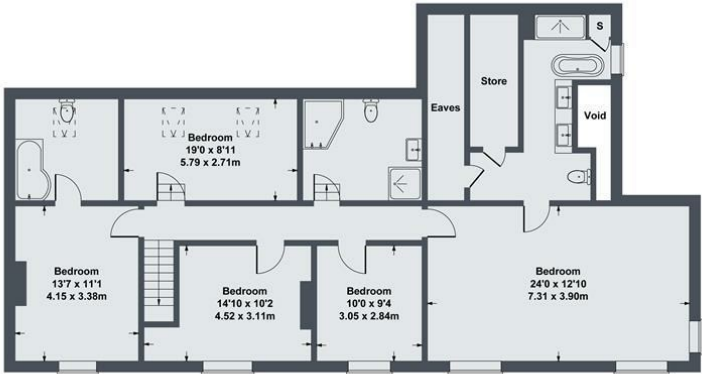
### Particulars

Particulars written in June 2025.

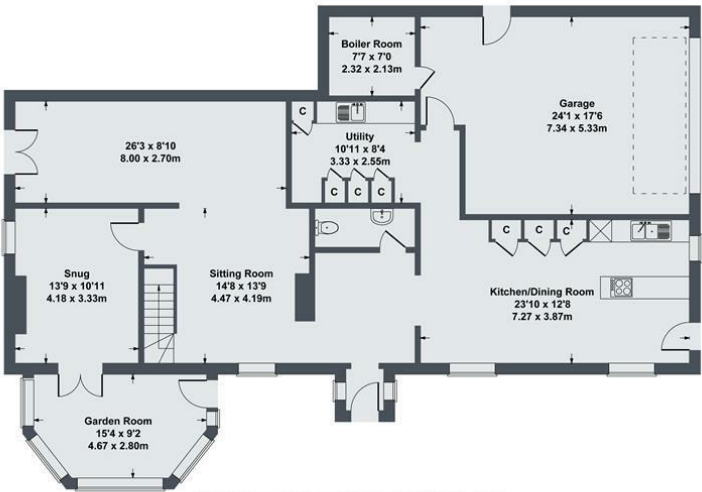
Photographs taken in June 2025.

School House, Woodland

Approximate Gross Internal Area  
3197 sq ft - 297 sq m



FIRST FLOOR



GROUND FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	78
England & Wales	EU Directive 2002/91/EC	



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