



JUNIPER HOUSE
Piercebridge, County Durham



JUNIPER HOUSE

STATION ROAD, PIERCEBRIDGE, COUNTY DURHAM, DL2 3TS

THIS STUNNING DETACHED FAMILY HOME OFFERS AN EXCEPTIONAL LIVING EXPERIENCE. BOASTING FIVE BEDROOMS, INCLUDING A DELIGHTFUL ONE-BEDROOM ANNEX, THIS PROPERTY IS PERFECT FOR FAMILIES SEEKING BOTH COMFORT AND VERSATILITY AND BREATHTAKING GARDENS.

Accommodation

Entrance Hall • Living Room • Dining Room • Garden Room • Kitchen/Breakfast Room • Pantry • Utility Room • Shower Room • Snug • Master Bedroom with En-Suite • Guest Bedroom with En-Suite • Two Further Bedrooms
House Bathroom • Study

Externally

Beautiful Gardens • Patio Area • Pond • Driveway • Double Garage
One bedroom Annexe.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, County Durham DL12 8PQ

Tel: 01833 637000

www.gscgrays.co.uk

barnardcastle@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217



Situation & Amenities

Juniper House is located on the edge of Piercebridge Village with amenities such as a farm shop, cafe and a post office, two public houses and a church. Barnard Castle 11 miles, Darlington 5 miles, Bishop Auckland 10 miles (all mileage is approximate). For the commuter the A1, A67 and A68 provide links with major commercial centres of the North East. Darlington main line railway station and Durham Tees Valley International Airport offers further communications with the rest of the country.

The Property

This stunning detached family home offers an exceptional living experience. Boasting five bedrooms, including a delightful one-bedroom annex, this property is perfect for families seeking both comfort and versatility.

Upon entering, you will be greeted by four inviting reception rooms, providing ample space for relaxation and entertainment. Each room is designed to create a warm and welcoming atmosphere, ideal for family gatherings or hosting friends. The layout of the home ensures that every member of the family can find their own space while still enjoying the benefits of communal living.

The property is set within beautifully enclosed private gardens, offering a serene outdoor retreat. These gardens provide a perfect setting for children to play, or for adults to unwind in the fresh air. The well-maintained grounds enhance the overall appeal of the home, making it a delightful place to enjoy the changing seasons. Additionally, the property features a double garage, providing convenient storage and parking options.

This remarkable home is a rare find, combining spacious living with a picturesque setting. It is an ideal choice for those looking to settle in a peaceful community while enjoying the comforts of a modern family home.

Ground Floor

With entrance door to hallway, wooden flooring, staircase to first floor and doors to living room, dining room and kitchen/breakfast room. There is a spacious living room with log burner and glazed double doors to the garden room. The house boasts a formal dining room with back to back cast iron multi-fuel stove. At the heart of this family home is an exceptional bespoke kitchen with a matching range of Shaker style units at both eye and base level with Belfast sinks, granite worksurfaces, electric hob, electric oven, electric Aga, integral fridge and large island unit giving ample dining space. From the kitchen there are glazed double doors to a beautiful

and light garden room with vaulted ceilings and views over the rear garden and door to the exterior. The utility room has a further matching range of units, door to the exterior, door to the shower room and a further door leading through to the snug with back to back cast iron multi-fuel stove.

First Floor

The landing provides access to all bedrooms with loft access. There is a master bedroom with en-suite shower room. A guest bedroom with en-suite shower room. There are two further bedrooms and a house bathroom comprising a luxurious three piece suite including a bath, pedestal wash





hand basin and low level WC. There is also a small study on the first floor providing space for home working.

Externally

Annexe

With entrance at ground floor level leading directly into the kitchen with staircase to the first floor. There is a living room at first floor level with access to loft storage area and door to the bedroom. The bedroom has a fitted wardrobe and en-suite bathroom.

Gardens

Beautiful, landscaped gardens with immaculately kept lawns and flower beds including a mixture of flower and shrubs. There is an impressive pond and patio area giving an idyllic alfresco dining area.

Double Garage

With two up and over doors, power, light and personal door to side elevation.

Services

Mains electricity and water are connected. Oil fired central heating. Drainage to Septic Tank.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Wayleaves, Easements & Rights of Way

Juniper House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.

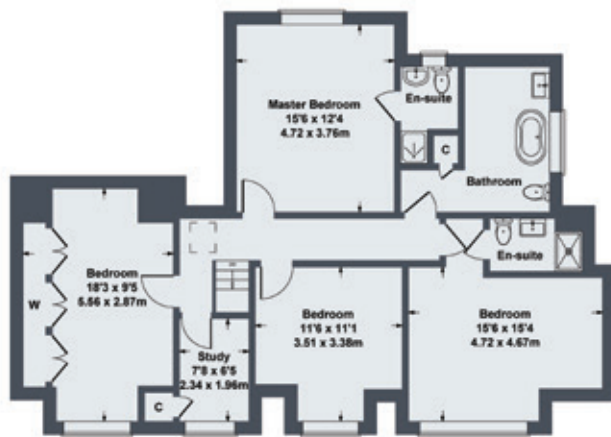
Particulars written: July 2025

Photographs taken: July 2025.

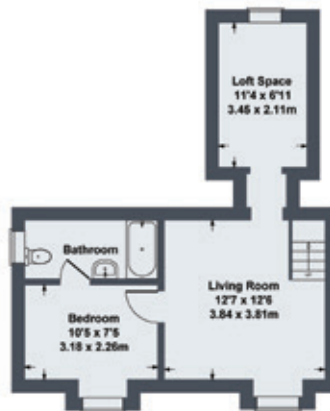


Juniper House, Piercebridge

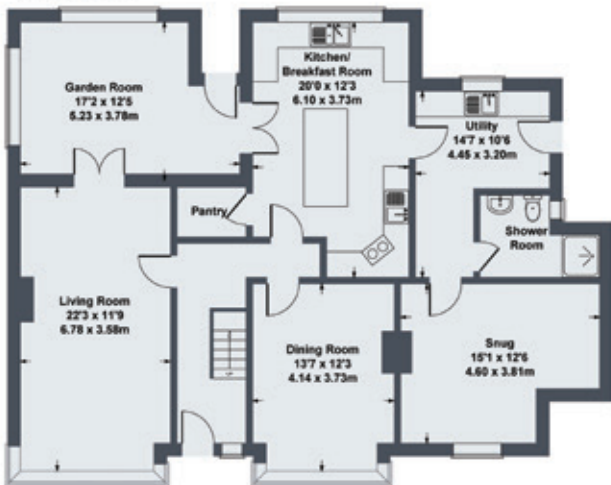
Approximate Gross Internal Area
3361 sq ft - 312 sq m



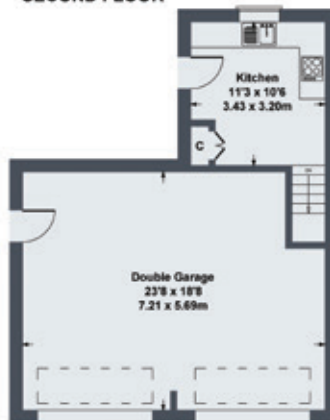
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



GARAGE

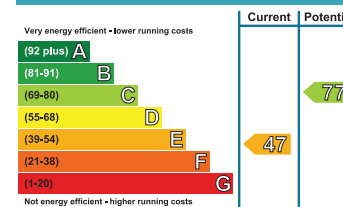
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

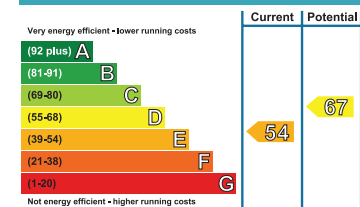
Produced by Potterplans Ltd. 2025



Energy Efficiency Rating - Main House



Energy Efficiency Rating - Annexe



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the property.