



HIGH SEAT THE EDGE
Woodland, Bishop Auckland



GSC GRAYS

PROPERTY • ESTATES • LAND

HIGH SEAT THE EDGE

Bishop Auckland, County Durham, DL13 5RF

High Seat is an exquisite example of a spacious family home in Woodland.

This detached property offers ample living accommodation with four generous sized bedrooms, gardens and off-street parking.

ACCOMMODATION

- * Detached family property
- * Four bedrooms
- * Newly updated family bathroom
- * Garage
- * Gardens



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

01833 637000

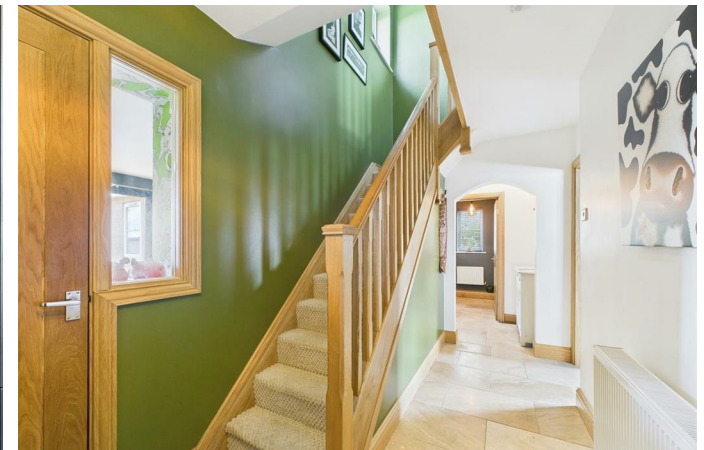
barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



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

Ground Floor

With UPVC entrance door leading to entrance hall and door to downstairs WC. Hallway leading to snug/living room with wood fired log burner and bay window. The utility room is equipped with fitted storage cupboards and space for fridge/freezer. A large 'L' Shaped kitchen/diner has been fitted with modern units, spotlights under the counters, integrated oven, electric hob and dishwasher and 1 1/2 sink. The kitchen provides access to the rear or alternatively double doors lead to the garden room with modern bi-fold doors to the patio.

First Floor

Upstairs there are four bedrooms, one with fitted wardrobes for additional storage and an additional smaller bedroom perfect for use as office space if needed. The family bathroom has been recently renovated featuring exposed brick wall, fully tiled shower, freestanding bath, porcelain sink unit and toilet.



Garage & Parking

An integrated single garage with power, motor roller door and giving internal access to the property. There is also a driveway providing off-street parking and enclosed wooden gates.

Externally

To the front of the property is a garden laid with astro turf and planted flower beds. There is also access to both sides of the property that leads to the rear garden which has been split between grass and patio areas.

Services and other Information

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

Council Tax and Local Authority

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Tenure

The properties tenure is believed to be freehold with vacant possession upon completion.

Particulars

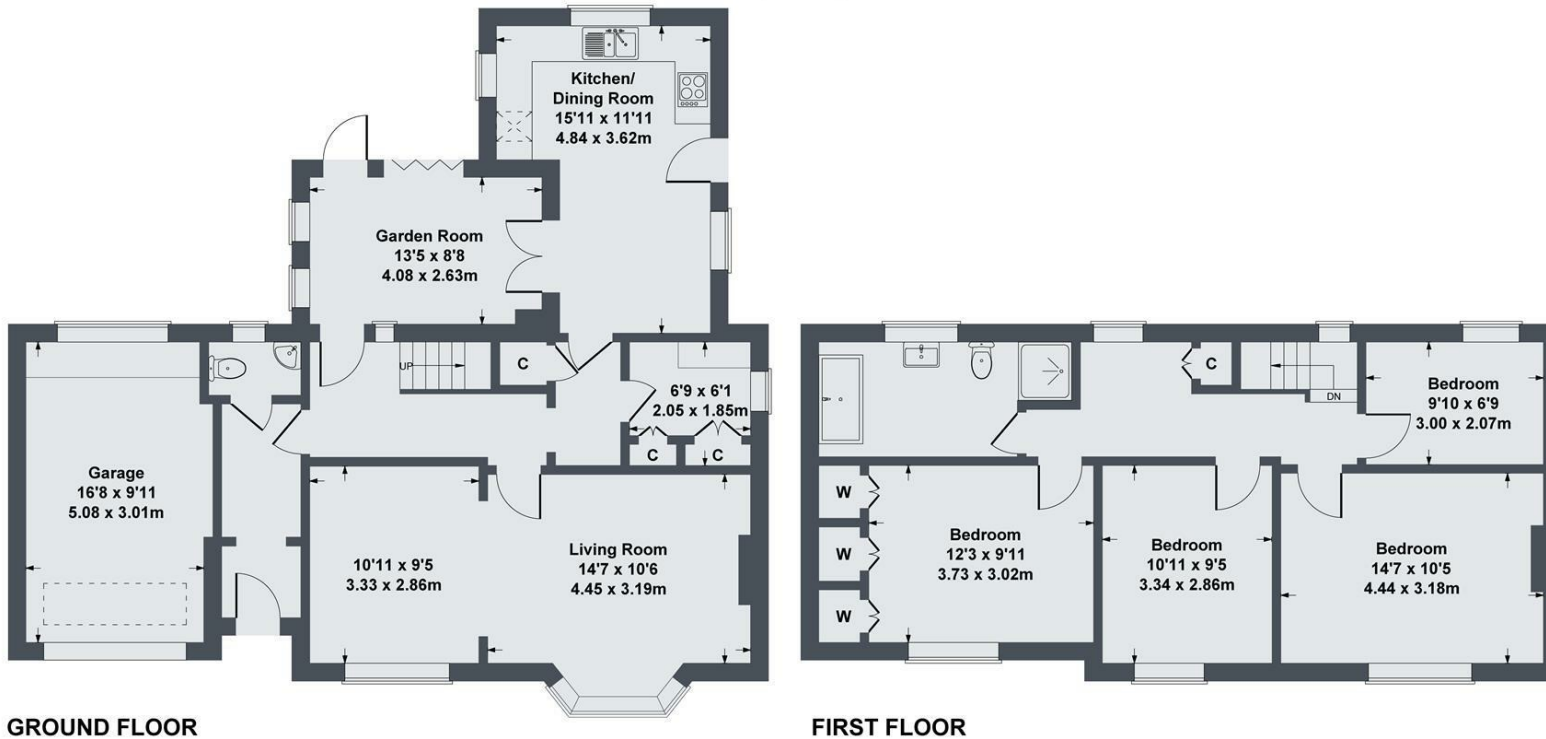
Particulars written in August 2025.

Photographs taken in August 2025.



High Seat, Woodland

Approximate Gross Internal Area
1701 sq ft - 158 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

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		
England & Wales		
EU Directive 2002/91/EC		
	52	65



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