



COBLERGATE HOUSE  
Mickleton,



GSC GRAYS

PROPERTY • ESTATES • LAND

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# COBBLERGATE HOUSE

County Durham, DL12 0LE

Situated in the village of Mickleton, near Barnard Castle, this delightful family home offers a perfect blend of comfort and convenience. With its generous layout, the property boasts two reception rooms, ideal for both relaxation and entertaining. The four well-proportioned bedrooms provide ample space for family living, while the two bathrooms ensure that morning routines run smoothly. Viewing is highly recommended and available with no onward chain.

## ACCOMMODATION

- \* Stone built family home
- \* Generous dining/kitchen
  - \* Four bedrooms
- \* Two reception rooms
  - \* Two bathrooms
  - \* Village location
- \* Sought after Teesdale village



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## Situation & Amenities

Middleton in Teesdale 2 miles, Barnard Castle 8 miles, Bishop Auckland 19 miles, Darlington 24 miles. The village of Mickleton is situated in Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. The village benefits from two public houses and a thriving village hall. Nearby Middleton in Teesdale, which is the main centre for Upper Teesdale, provides an excellent range of independent shops and services, cafes, hotels, public houses, GP surgery and a well stocked supermarket. There is also a primary school, with state secondary school with sixth form, public school and prep school at Barnard Castle. The Pennine Way and Coast to Coast Cycle path are close by and footpaths link Mickleton to the Teesdale Way, making the most of the stunning local scenery.

## The Property

This delightful family home offers a perfect blend of comfort and convenience. With its generous layout, the property boasts two reception rooms, ideal for both relaxation and entertaining. The four well-proportioned bedrooms provide ample space for family living, while the two bathrooms ensure that morning routines run smoothly.

This house is situated in a sought-after location, making it an attractive option for families looking to settle in a friendly community. The property also features parking, adding to the convenience of everyday life.

One of the standout features of this home is that it comes with no onward chain, allowing for a straightforward and hassle-free purchase. Whether you are a growing family or simply seeking a peaceful retreat, this property presents an excellent opportunity.





## Accommodation

### Ground Floor

With entrance door to entrance hall, turn staircase to first floor, cloakroom/wc and doors to ground floor accommodation. The living room has dual aspect with bay window to front elevation, patio doors to rear garden and inset cast iron log burning stove. The dining room has a bay window to front elevation. The dining kitchen is a generous sized room with a matching range of wall and base units incorporating rolled edge worksurfaces with integrated electric double oven, electric hob and fridge/freezer. To the rear of the kitchen is a utility room with door to rear garden and oil fired central heating boiler along with space and plumbing for washing machine.

### First Floor Landing

With galleried landing with door to master bedroom with en-suite shower room. There are three further bedrooms and a four piece house bathroom suite.



## Externally

### Front Garden

Walled front garden with small lawn area and pathway to front door.

### Rear Garden

Enclosed rear garden mainly laid to lawn with patio area, timber built shed and side access gate.

### Parking

With timber double gates to gravelled area providing off-street parking for one vehicle.

### Tenure

The property is believed to be offered leasehold with vacant possession on completion. The property is on a Mickleton lease of 1000 years from 1607 with 582 years remaining. Please note, there is no service charge applicable. For further information, please contact GSC Grays Barnard Castle Office.

### 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 2026.

Photographs taken in January 2026.

### Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

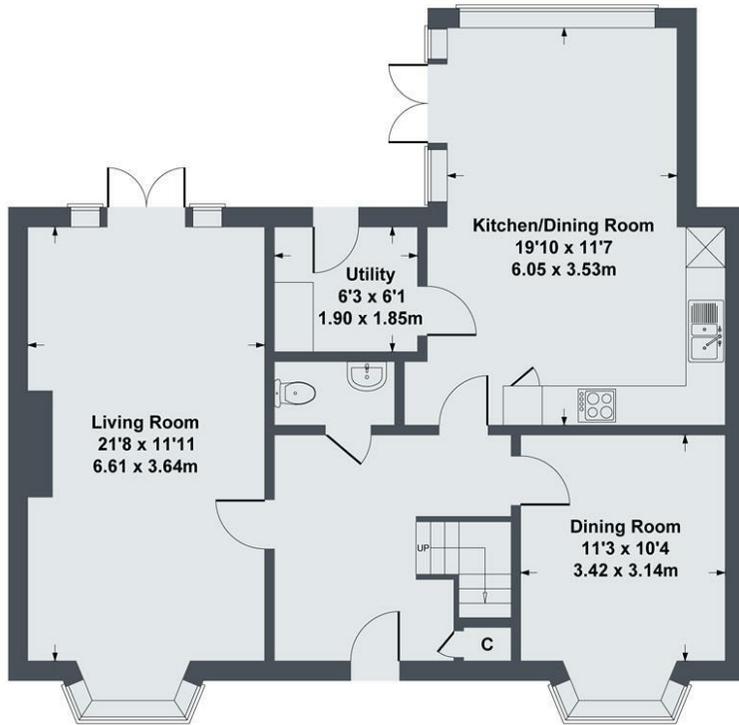
### Services and Other Information

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

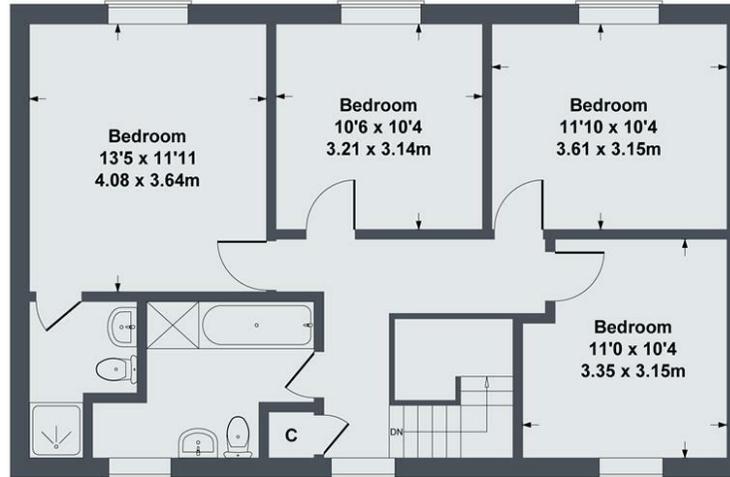
# Cobblersgate House, Mickleton

Approximate Gross Internal Area

1658 sq ft - 154 sq m



**GROUND FLOOR**



**FIRST 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	73
	EU Directive 2002/91/EC	



**DISCLAIMER NOTICE:**

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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.