



WEST END BUNGALOW
Bowes, County Durham



WEST END BUNGALOW

BOWES, COUNTY DURHAM, DL12 9LW

A SPACIOUS AND WELL PRESENTED FOUR BEDROOM FAMILY HOME WITH THREE HOLIDAY LODGES OFFERING HUGE POTENTIAL, SITUATED ON THE EDGE OF THE HISTORIC VILLAGE OF BOWES, SURROUNDED BY COUNTRYSIDE

West End Bungalow

Entrance Hall • Living Room • Dining Room • Kitchen
Utility Room • Cloakroom/WC • Boot Room • Master Bedroom
Three Further Bedrooms • House Bathroom

Externally

Double Garage • Workshop • Office • Further Garaging • Barn • Off-Street
Parking • Garden • Patio Area.

Lapwing

Open Plan Living/Kitchen/Dining • Bedroom • Shower Room • Terrace

Pheasant

Open Plan Living/Kitchen/Dining • Two Bedrooms • Shower Room
Decked Area with Hot Tub • Terrace

Curlew

Open Plan Living/Kitchen/Dining • Bedroom • Shower Room
Decked Area with Hot Tub • Garden



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Barnard Castle 5 miles, Darlington 24 miles, Leeds 74 miles, Durham 29 miles, Newcastle upon Tyne 61 miles (please note all distances are approximate). The property is situated on the outskirts of Bowes which benefits from a Public House, Primary school, Church, an active village hall as well as the historic Bowes Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including further education facilities. Bowes is ideally located with great access links to both the A1 (M) and A66 for commuting across the region. Further facilities are available within nearby Richmond and Darlington towns.

Main House (West End Bungalow)

A four bedroom detached family home comprising a living room with log burner and patio doors direct to rear garden. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with Calor gas hob, electric double oven, dishwasher, double Belfast sink and dual aspect. To the rear of the kitchen is a useful boot room with personal door to garage. There is also a dining room and utility room and separate cloakroom/wc on the ground floor level.

The first floor landing provides access to the master bedroom, three further bedrooms and a house bathroom comprising a panelled bath, step-in shower cubicle, pedestal wash hand basin and low level WC.



Lapwing

With open plan living room and fitted kitchen, patio doors to terrace, double bedroom and shower room.

Pheasant

With open plan living/dining room, fitted kitchen, double bedroom, twin bedroom and house shower room. Externally, there is a hot tub area and seating area.



Curlew

Open plan living room, fitted kitchen, double bedroom and house shower room. Externally, there is a terrace with superb views, hot tub area and private garden.

Gardens

The main home has both front and rear gardens mainly laid to lawn. There is also a communal lawn area between the lodges and private garden with Curlew.

Parking

Off-street parking with the main house and separate parking servicing the lodges.

Garaging

There is a double garage to the side of the property with personal door to boot room. There is also further garaging, office and workshop to the opposite side of the property. There is also useful storage barn on the side of the property.

Income/Accounts

See below projected income for 2026/2027

Curlew - £35,000 | Pheasant - £37,000 | Laping - £32,000

Please note, occupancy has been limited due to external factors. Accounts available upon request via GSC Grays.



Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council - T: 03000 26 00 00.

For Council Tax purposes the property is banded B.

Services

Mains House has main electricity, water drainage and oil fired central heating. The remainder of the lodge has electricity, water and mains drainage as well as a mixture of electric heating and oil fired central heating.

Wayleaves, Easements & Rights of Way

West End Bungalow 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.

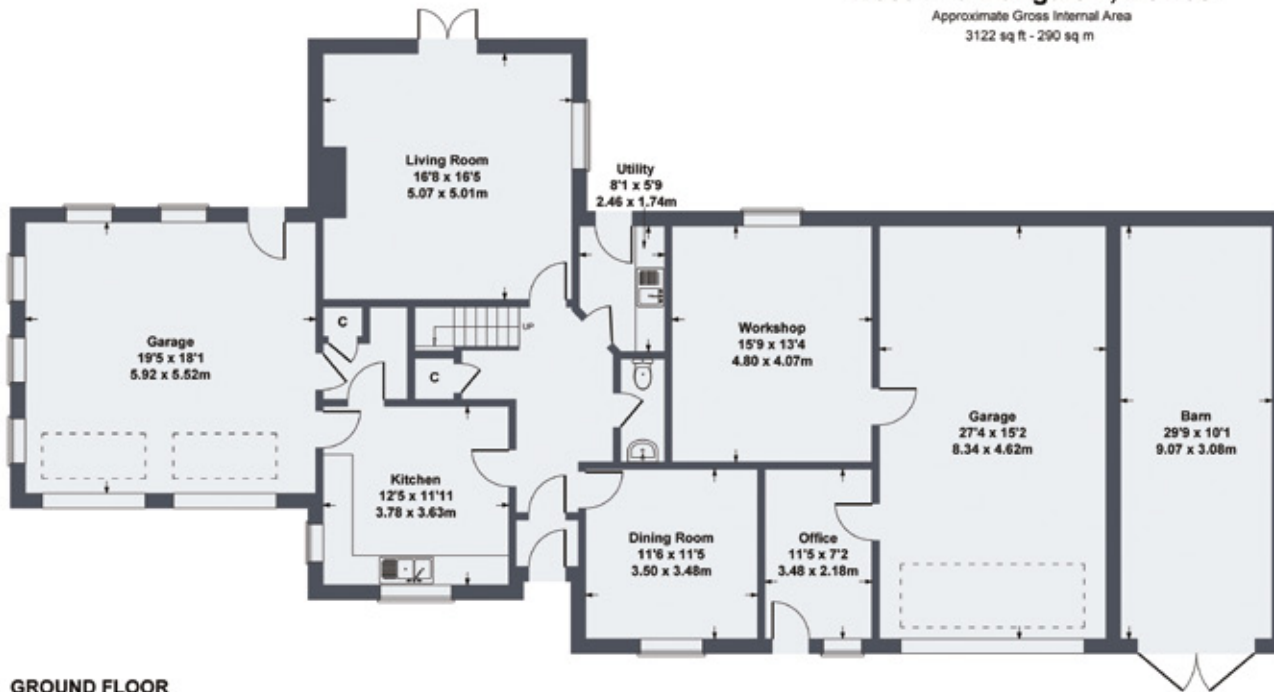
Viewings

Strictly by appointment via GSC Grays.

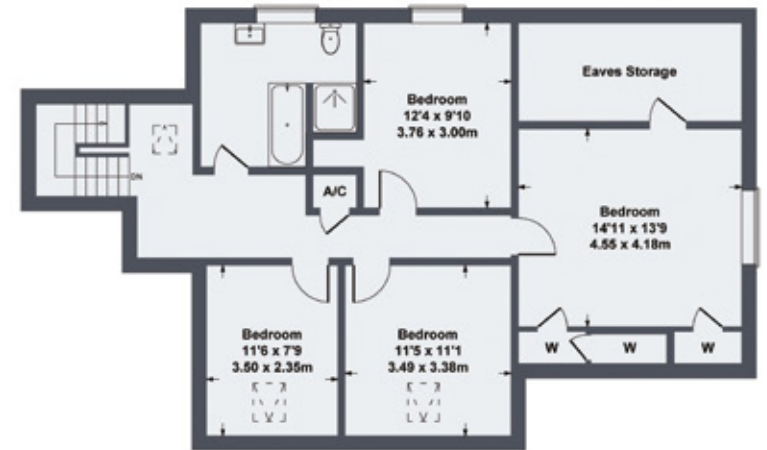


West End Bungalow, Bowes

Approximate Gross Internal Area
3122 sq ft - 290 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. 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.
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 property.

Particulars written: April 2026

Photographs taken: April 2026