



MAGNOLIA  
Mickleton,



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# MAGNOLIA

County Durham, DL12 0JY

Nestled in the charming village of Mickleton, this superbly presented three-bedroom detached bungalow with stunning views offers a delightful blend of comfort and modern living. Available with No Onward Chain. Viewing is highly recommended to appreciate the accommodation on offer

## ACCOMMODATION

- \* Detached bungalow
- \* Three bedrooms
- \* Two reception rooms
- \* Stunning views
- \* Garden and off-street parking
- \* Air source heating
- \* Solar panels



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation & Amenities

Middleton in Teesdale 2 miles, Barnard Castle 8 miles, Bishop Auckland 19 miles, Darlington 24 miles. The thriving 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 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 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 superbly presented three-bedroom detached bungalow offers a delightful blend of comfort and modern living. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining, allowing for a warm and inviting atmosphere throughout.

The bungalow features three well-appointed bedrooms, providing ample space for family or guests. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. One of the standout features of this property is its stunning views, which can be enjoyed from various vantage points within the home and garden.

The exterior of the bungalow is equally impressive, with a well-maintained garden that offers a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, off-street parking is available, providing ease and security for your vehicles.

This property is equipped with modern energy-efficient features, including an air source heat pump and solar panels, making it not only environmentally friendly but also cost-effective in terms of energy consumption.

In summary, this delightful bungalow presents an excellent opportunity for those seeking a peaceful village lifestyle combined with modern amenities and breathtaking views. It is a perfect family home or a tranquil retreat for anyone looking to enjoy the beauty of County Durham.



### Accommodation

The property is access via part glazed entrance door to front elevation with built-in storage cupboard, door to living room with cast iron stove and stunning views. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with built-in pantry cupboard. The garden room has views over the rear garden and door to exterior. There are three bedrooms, two doubles and one single. The bathroom comprises a three piece suite including low level wc, wash hand basin, walk-in double shower. To the exterior of the property there is a driveway providing off-street parking, front and rear gardens mainly laid to lawn.

### Tenure

The property is believed to be offered leasehold with vacant possession on completion.  
Stone and timber construction.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

### Particulars

Particulars written in April 2026.

Photographs taken in April 2026.

### Services and Other Information

Mains electricity, gas, drainage and water are connected. Air source heat pump. LPG for the stove. Eight solar panels.

### 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.

# Magnolia Cottage, Mickleton

Approximate Gross Internal Area

980 sq ft - 91 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. 2023

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>		<b>75</b>
(55-68) <b>D</b>	<b>57</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>	EU Directive 2002/91/EC	



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