



THE GROVE
Bowes, County Durham



THE GROVE

BOWES, COUNTY DURHAM, DL12 9HL

A HANDSOME GRADE II LISTED PROPERTY SITUATED WITHIN THE HEART OF THE HISTORIC VILLAGE OF BOWES. THIS SUBSTANTIAL DETACHED RESIDENCE IS SITUATED ON THE ROUTE OF THE PENNINE WAY AND SET OVER THREE FLOORS. THE GROVE IS FULL OF CHARACTER AND PERIOD FEATURES THROUGHOUT WITH LAWNED GARDENS TO THE SIDE AND REAR, AS WELL AS A SUBSTANTIAL GARAGE AND WORKSHOP.

Accommodation

Entrance Hall • Sitting Room • Dining Room • Breakfast Kitchen • Snug
Garden Room • Utility Room • Family Room • WC/Cloakroom • Pantry
Eight Double Bedrooms • Two Single Bedrooms • Two Bathrooms

Externally

Gravelled Low Maintenance Front Garden • Extensive Side Lawned Gardens
Rear Lawned Garden • Patio Seating Area • Quadruple Garage/Workshop
Ample Gated Private Parking



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

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 within the village 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.

Accommodation

Entering through a period style solid front door, leading into a spacious entrance hallway, there is a feature, exposed stone archway which frames the room and leads to the listed period spindle staircase.

The sitting room is a generous size with several period features including; an open fire being the focal point of the room with a cast iron grate, wooden surround and stone hearth, a bay, sash window overlooking the front, an alcove, ceiling rose and cornicing. On the opposite side of the hallway lies the dining room, which benefits from a bay sash window and a log burner with a brick inset, stone hearth and wooden surround. The period style cornicing continues, as well as a ceiling rose, picture rail and panelling. There is also a door which conveniently leads into the kitchen.

The kitchen offers a range of cupboard space with cream fronted wall and base units, a double oven, four ring hob, stainless steel 1 and ½ sink with drainer and space for a fridge. To the side of the kitchen there is a uniquely designed sash window which can also be used as a door with stone steps leading out to the main garden. Another feature to this room is a superb, raised log burning stove, set on a stone hearth with a brick surround. From the kitchen there are doors leading back into the hallway and through to the utility room. The utility room has wall and base units providing additional



storage, along with plumbing for a washing machine and an additional stainless steel sink unit. There is a sash window to the side and doors leading into the walk in pantry, which also houses the oil boiler and provides storage space and a stable door into the garden room.

The garden room, as the name suggests, has views over the rear lawned garden and is a substantial and light room with partially glazed roof and windows to two sides, as well as a door leading out to the rear garden. There is an exposed stone wall and a useful storage room with a door also leading into a second utility which houses a Belfast sink and a window to the side.

Leading back through to the Hallway, adjacent to the sitting room, there is an additional reception room which could be used as a playroom/ snug.

The period spindle staircase leads to a half landing with a superb large sash window to the rear. The main landing on the first floor has doors leading to five bedrooms and the two bathrooms. The spindle staircase continues from this landing leading up to the second floor. The first bedroom (bedroom 9) is a good size double with character features including a wrought iron fireplace, two sash windows overlooking the front and original timber flooring. The second bedroom (bedroom 7) mirrors bedroom nine, having timber flooring, two sash windows to the front and being a

spacious double. Bedroom three (bedroom 6) offers views over the rear garden through a sash window with a window seat, as well as a storage cupboard and the period timber flooring, which continues into bedroom four (bedroom 10), another double room. This bedroom also has a window seat to enjoy Externally the lovely views across the main garden to the side of the property and village beyond, as well as a cast iron fireplace with stone surround adding character to the room. Bedroom five (bedroom 8) is a single bedroom situated in between bedrooms nine and seven, which could provide potential to create an ensuite, if desired (and subject to consents) with a sash window to the front and a ceiling rose. There are two bathrooms, situated adjacent to one another, with white suites and located down a corridor, off the main landing. The main bathroom has a recently renewed suite with a freestanding bath, WC, large step in shower and a wash hand basin with feature windows to the side and rear. The second bathroom offers a panel bath with a shower above, WC and a wash hand basin with a window to the rear. Leading up to the second floor, there is another half landing with a larger sash window to the rear and the main landing has doors leading to the five final bedrooms. To the front of the property there is a mirror image of the first floor, with two good sized double bedrooms and a single bedroom situated in between. The double bedrooms (bedrooms 2 and 4) have two sash windows overlooking the village with timber flooring.

The single bedroom (bedroom 3) also has a sash window to the front with the potential for creating an en suite (subject to consents) or a home office. There are two further double bedrooms located either side of the landing with the timber flooring continuing through, providing a lovely flow. one of the bedrooms (bedroom five) has a window overlooking the main gardens with a window seat and a character, feature fireplace with a stone surround and hearth. There is also a useful walk in cupboard, built into the eaves which has the potential to create an en suite or dressing room if desired. Finally, there is another double bedroom which has a window overlooking the rear gardens (bedroom one) which benefits from a period cast iron fireplace.

Externally

The property is situated within the centre of the village of Bowes and has a generous plot, with the main gardens being situated to the east side of the property. The property is approached through period, stone pillars with a wrought iron gate and a paved pathway up to the front door. There are stone walled boundaries to the front, low maintenance gardens which are mainly gravelled, as well as stone framed flower beds sitting adjacent to the bay windows. To the side of the property there are double timber gates allowing access to the substantial gravelled driveway providing parking for several vehicles and leads up to the attached garage.



The garage is a substantial size and has a timber sliding door which allows parking for four vehicles. There is space for a workshop as well as parking which offers huge flexibility. There is light and power connected as well as several windows. A pedestrian door leads into the second utility, which also offers flexibility for a kitchen space or an office.

To the rear of the property there is a separate garden which is mainly laid to lawn and accessed from the Garden room. There is also a side pathway which is partially shared with the neighbouring property, providing access into the rear garden. A paved pathway leads through the middle of the lawn from the garden room to the side path. There are traditional stone walled boundaries and a paved patio area. The rear garden is where the oil tank is situated. There is an additional pedestrian access gate within the rear garden providing access across the land behind The Grove.

Services

The Grove is fired by oil fired central heating. Mains electricity, drainage and water connected.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council - T: 03000 26 00 00.

Awaiting confirmation from Durham County Council

Wayleaves, Easements & Rights of Way

The Grove 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.





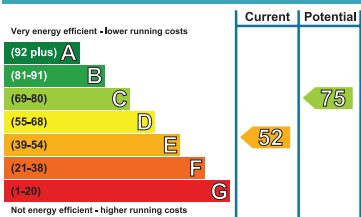
The Grove Bowes

Total area: approx. 421.3 sq. metres (4535.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



Energy Efficiency Rating



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: June 2026

Photographs taken: September 2021