



THE OAK  
Eggleston, Nr Barnard Castle



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# ABOUT THE PROPERTY

Nestled in the charming village of Eggleston, this exceptional four-bedroom detached self-build home offers a blend of contemporary design and country living. Built as a labour of love, every element has been carefully considered to create a residence of enduring quality and modern comfort.

The property welcomes you via a sleek composite door into a bright entrance hall, complete with tasteful fitted storage and an impressive oak staircase, illuminated by a statement ceiling light. The ground floor is finished with elegant, tiled flooring and benefits from underfloor heating, ensuring comfort whatever the season.

The heart of the home is an open-plan kitchen, living, and dining area, filled with natural light from French doors that open onto a spacious patio and rear garden. The kitchen boasts stylish navy cabinetry, solid wood worktops, and a show-stopping Rangemaster stove with a gas hob and chimney-style extractor. Integrated appliances include a dishwasher, fridge, and wine cooler, while an inviting breakfast bar with feature lighting provides the perfect spot for relaxed mornings. Adjoining is a utility room with external access, practical storage, and space for laundry appliances.

Beyond the kitchen, discover a versatile snug—currently used as a therapy space—which could easily serve as a reception room, office, playroom, or hobby area. The two reception allow for easy entertaining and family gatherings, with the sitting room featuring an exposed brick wall and delightful garden views.

Upstairs, a light-filled L-shaped landing leads to four generous double bedrooms. The master suite is a true retreat, offering a double-height picture window, built-in wardrobes, and a luxurious en suite. Bedroom two also benefits from its own en suite and fitted storage, while bedrooms three and four offer flexible accommodation, ideal for growing families or those working from home. A chic family bathroom features a freestanding bath set before a beautiful brick wall, an oversized walk-in shower with striking black fittings, and a handwash basin, all finished to an impeccable standard.

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Externally, this property impresses with an attached double garage—fitted with lighting, power and water—and ample off-street parking on a generous driveway. The rear aspect is just as appealing, with a broad patio for al fresco dining, a sloping lawn bordered by mature trees, and panoramic views over open countryside. A dedicated garden room offers the perfect place to unwind while taking in the tranquil outlook.

Eggleston itself is a picturesque village set within the glorious Durham Dales, celebrated for its rural charm and close-knit community. Surrounded by stunning walking and cycling routes, the area is renowned for its natural beauty and proximity to local landmarks and the scenic banks of the River Tees. Local amenities, including a friendly village pub and shops, are within a short stroll, while the vibrant market town of Barnard Castle is just a short drive away.

This truly is a home where elegance and practicality meet countryside tranquillity. To appreciate all this remarkable property has to offer, arrange a personal viewing today.

### ACCOMMODATION

Living/Dining/Kitchen: Kitchen/Dining Room 25'3 x 16'4 (7.69 x 4.98m)

Sitting Room: 19'9 x 10'5 (6.01 x 3.17)

Snug: 16'4 x 11'11 (4.98 x 3.62m)

Master Bedroom: 16'4 x 16'1 (4.97 x 4.90m)

En Suite: 7'7 x 7'3 (2.30 x 2.21m)

Bedroom Two: 11'9 x 10'7 (3.59 x 3.22m)

En Suite: 7'7 x 6'11 (2.30 x 2.10m)

Bedroom Three: 16'3 x 11'5 (4.96 x 3.48m)

Bedroom Four: 12'1 x 8'9 (3.68 x 2.66m)

Family Bathroom: 12'1 x 7'4 (3.68 x 2.23m)

### PROPERTY INFORMATION

Land Registry Title Number: DU378361

Local Authority: Durham

Council Tax Band: TBC

Annual Cost: TBC

Flood Risk: Very low



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Conservation Area: Eggleston  
Predicted Broadband Speeds: Basic:1 Mbps, Superfast:60 Mbps, Ultrafast:8500 Mbps  
Satellite / Fibre TV Availability: BT and Sky  
Services: Mains Electricity, Mains Water, Mains Sewerage.  
Heating. Oil Fired Central  
Planning: DM/17/03033/FPA

### **SURVEY**

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

### **COVERNANTS AND EASEMENTS**

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

### **PRICE**

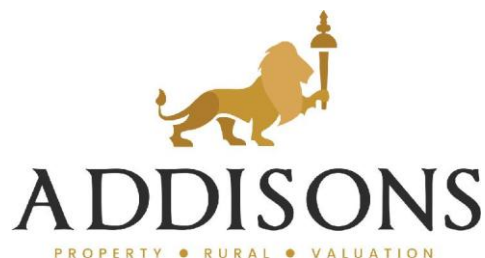
£699,999

### **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors  
T: 01833 638094 opt 1 or E: [info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk).

### **BROCHURE**

Details and photographs taken February 2026



13 Galgate Barnard Castle, County Durham, DL12 8EQ  
01833 638094

[info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

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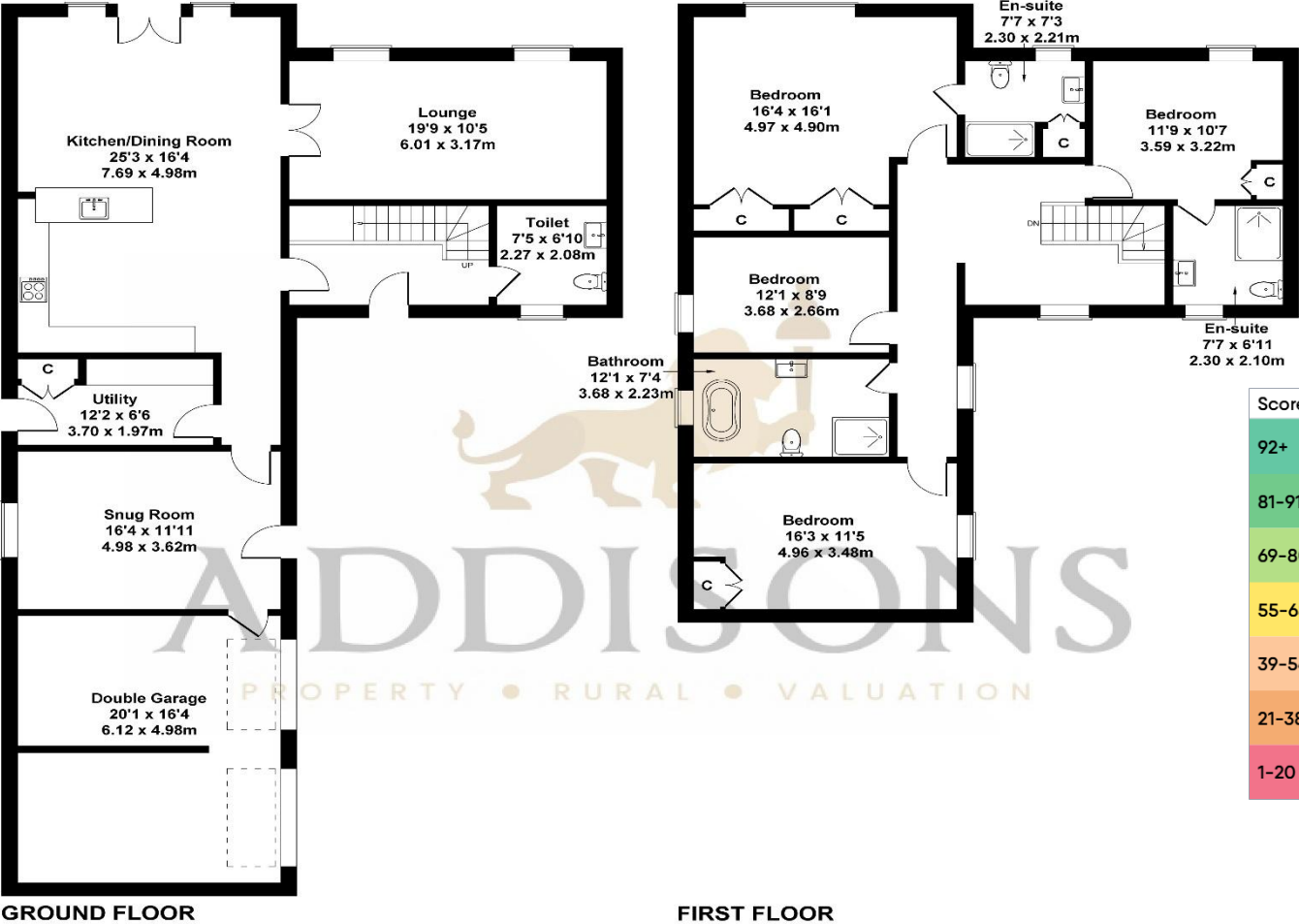




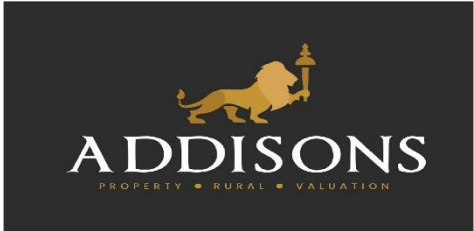


# Floor Plan

## The Oak, Eggleston



Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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