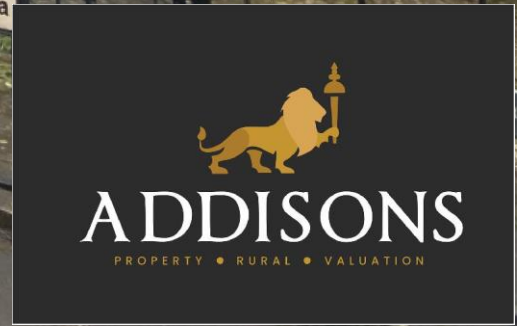




Ascough Lea
Mickleton



ABOUT THE PROPERTY

A deceptively spacious two-bedroomed, stone-built character cottage situated in a pleasant position within the popular village of Mickleton. This charming property is ideally suited for those looking to purchase a second home, investment opportunity or first-time buyers.

Mickleton is a picturesque Teesdale village which supports two public houses, garage and thriving community hall. A wider range of shopping, educational and recreational facilities can be found within the neighbouring village of Middleton-in-Teesdale and the historic market town of Barnard Castle.

The accommodation comprises: Living Room, Kitchen, and Utility Area, Shower Room, and Dining Room to the Ground Floor and Two Double Bedrooms to the First Floor. To the front of the property there is an enclosed low maintenance garden. To the rear of the property there is a stone outbuilding.



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ACCOMMODATION

GROUND FLOOR

Bespoke wooden stable door leading to-

Dining Room

With window overlooking the front elevation, staircase rising to first floor, stone fireplace and hearth with recess housing multi-fuel stove, convector heater, tiled flooring and glazed door leading to:

Kitchen/Utility Area

Fitted with a good range of bespoke oak base and wall units with under-lighting, contoured marble worksurface, Belfast sink with contemporary mixer tap, integral electric double oven & hob, integral fridge, and window overlooking the side elevation. Archway through to the Utility area with built-in unit housing integral freezer, integral washer/dryer and providing additional storage, tiles to floor, German clay electric radiator, and doors leading to Shower Room and Living Room.

Shower Room

The Shower Room benefits from underfloor heating and comprises of a large walk in shower with rainhead shower, low level wc, vanity unit with sink inset, slate tiled walls, stone flooring, heated towel rail and obscured window.

Living Room

A light and airy room with windows to dual aspect, French door leading to side of property, multifuel stove with back boiler for the domestic water, solid oak flooring and German clay electric radiator.



FIRST FLOOR

Landing

Exposed stone wall, loft access and doors to leading to Bedrooms.

Bedroom One

A bright and spacious double bedroom with windows to dual aspect and German clay electric radiator.

Bedroom Two

A double bedroom with window to side elevation, velux window with views over the rooftops to open countryside, and German clay electric radiator.

Externally

An enclosed low maintenance garden to front. Stone store to rear.

Viewing

Strictly via appointment through the selling agents on 01833 638094.

Tenure

It is our understanding that the property is built upon land included within the 'Mickleton Lease', which is an historic 1000 year lease from 1607 and very commonplace within the area.

Council Tax

For Council Tax purposes the property is banded C.

Services

Mains Electricity, Drainage and Water.

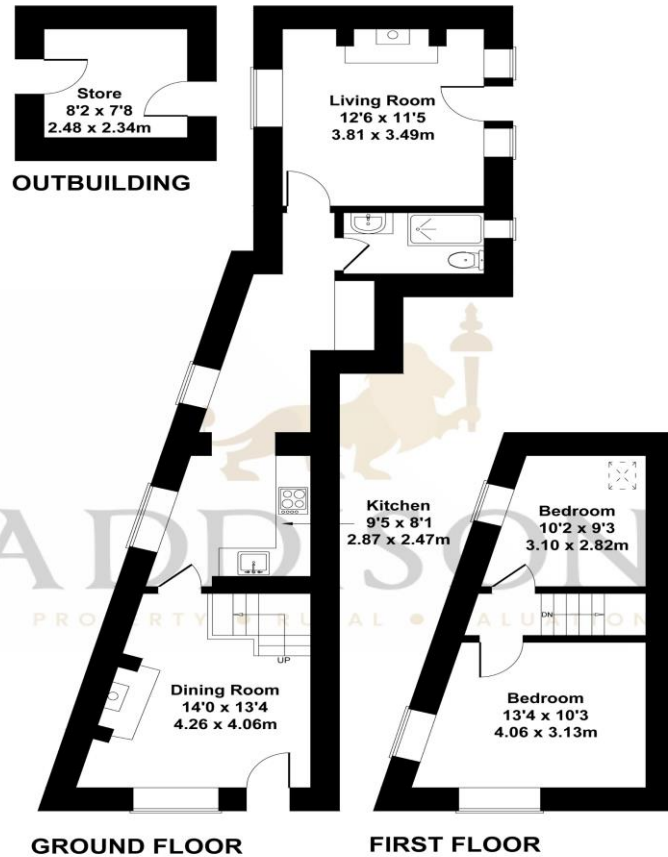
Brochure

Photos and Details taken February 2024.



Floor Plan

Ascough Lea, Mickleton



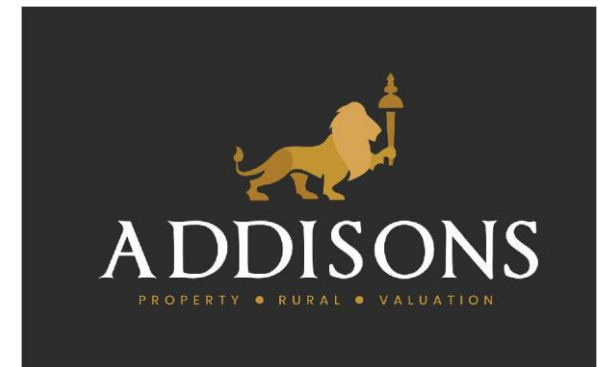
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		88
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G	15	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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