



**ADDISONS**

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# The Granary

Market Place, Middleton in Teesdale



EPC Rating: C



Price:  
**£285,000**

Call for an Appointment  
**01833 638094**

# ABOUT THE PROPERTY

An immaculately presented spacious Grade II Listed two storey apartment forming part of a former mill enjoying wonderful views of the river within the picturesque village of Middleton on the bank of the Hudes Hope Beck.

The accommodation briefly comprises: Hallway, Master Bedroom with En Suite, Two Further Double Bedrooms, Family Bathroom, Open Plan Living/Dining/Kitchen.

The current owners have recently installed a new heating system, new flooring throughout, bathroom and shower room, fitted wardrobes and shutters.

The village of Middleton in Teesdale has a good range of local amenities and is located approximately ten miles from the market town of Barnard Castle.

## **FIRST FLOOR**

### **Entrance Hall**

Two built-in cupboards, electric wall heater and inset lighting. Access to all first floor accommodation and stairs rising to the second floor accommodation.

### **Master Bedroom**

Double bedroom, sash window to the front elevation with shutters, exposed beamed ceiling, wall lights, inset lighting and wall heater. Built-in cupboard housing central heating system and providing some storage.

### **En Suite**

Panelled bath with mixer tap, low level wc, wall mounted hand wash basin, heated towel rail and inset lighting.

### **Bedroom 2**

Double bedroom, sash window with shutters, wall heater, inset lighting, wall lights and fitted wardrobes.

### **Bedroom 3**

Double bedroom, sash window with shutters, wall heater, inset lighting and wall lights.

### **Shower Room**

Oversized shower, wall mounted low level wc, cabinetted hand wash basin, heated towel rail, inset lighting and wall lights.

## **SECOND FLOOR**

### **Open Plan Living/Dining/Kitchen**

Exposed timber roof trusses and beamed ceiling. Three roof windows, sliding sash windows with shutters and inset lighting. Living and dining area having timber flooring with decorative rope inlays, and wall heaters.

### **Kitchen**

Fitted with a range of high gloss wall and floor units with Strata quartz (man made) worktops and upstands. Central Island incorporating a breakfast bar and stainless steel inset Insinkerator waste disposal sink unit. Belling Range cooker with chimney style extractor fan. Integrated appliances include fridge and freezer, washing machine and dishwasher.

### **EXTERNALLY**

Parking space for two vehicle.

### **TENURE**

The property is Leasehold (Tyneside Lease). 999 year lease. No Lease Fees.

### **COUNCIL TAX**

Band B

### **PRICE**

£285,000

### **BROCHURE**

Details and photographs taken March 2024.

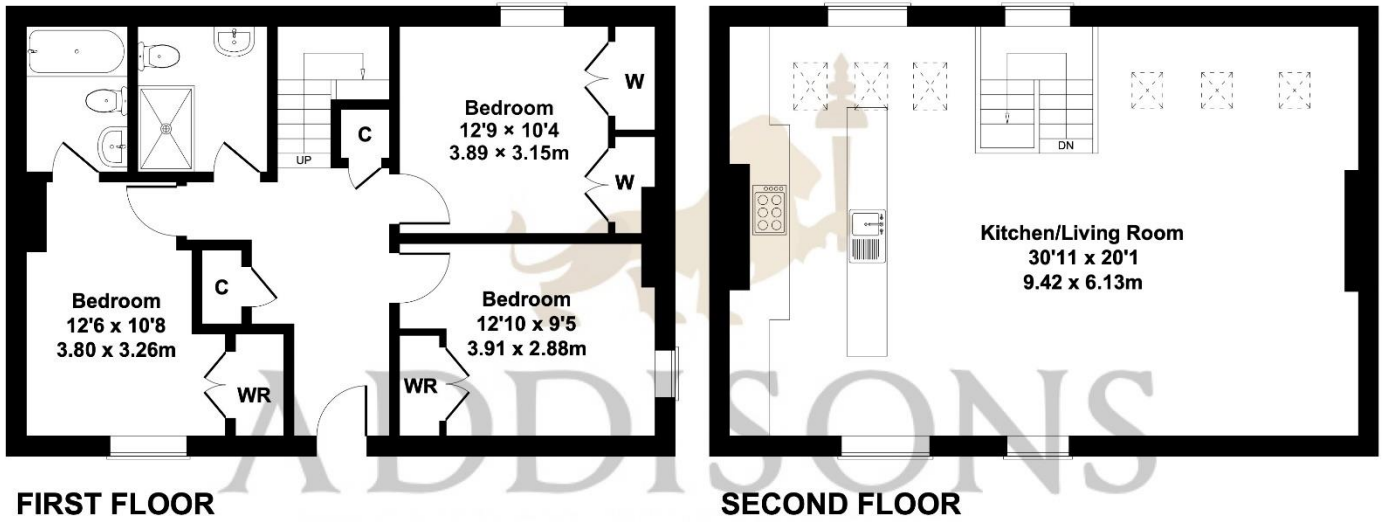






# Floor Plan

## The Granary, 57b Market Place, Middleton in Teesdale



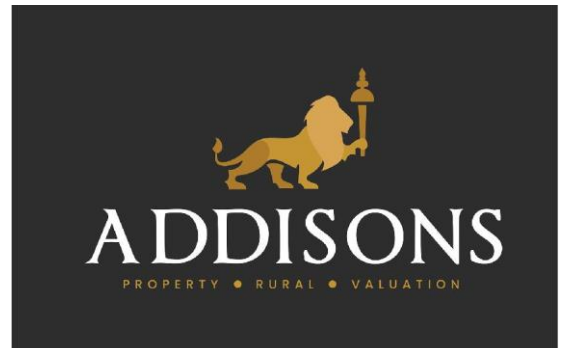
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	71	71
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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