



The Mill House

Middleton In Teesdale



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ABOUT THE PROPERTY

Addisons are delighted to bring to the market The Mill House, a most attractive Grade II Listed three bedroomed stone built home commanding a picturesque position overlooking attractive gardens to the front and the beautiful views of the small waterfall below the stone archway of the bridge.

Middleton-in-Teesdale, situated on the Pennine Way, lies 9 miles from the impressive High Force waterfall. The village offers excellent amenities including Primary School, Doctors Surgery, shops, post office, restaurants, public houses and regular bus service. The village also offers a gym, youth club and Farmers market, with many activities taking place in and around the village as well as being ideal for many countryside walks.

The property benefits from double glazing throughout and briefly comprises- Hallway, Kitchen and Living Room to the Ground Floor with Study to the Lower Ground Floor and Three Bedrooms and Bathroom to the First Floor. Externally the property benefits from parking for two cars and Garden.

Planning Permisson has been granted for a lower level conservatory to the rear of the property, and a separate detached garden room , full details can be found on the Durham County Council Planning Portal website reference- DM/23/02634/FPA. and DM/22/02312/LB.



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ACCOMMODATION

GROUND FLOOR

Entrance Hall

Panelled front door to entrance porch with sliding sash window and door providing access into Entrance Hall. Antique French bespoke brass light switches and sockets made by Jim Lawrence which continue throughout the property. Timber panelled staircase providing access to First Floor accommodation, understair area and panelled door providing access to the rear of the property.

Kitchen

Fitted with a good range of wall and floor units with contrasting work surfaces, a central island with granite work surface and further cupboard and drawer space. The remaining work surfaces are solid wood with a 1 and 1/2 bowl sink unit with mixer tap set in a deep bay window. An attractive and wide bay window with window seat provides views across the front gardens with two further windows to dual aspect. Ceiling down lights, tiled flooring, integrated appliances to include fridge and freezer, dishwasher, washing machine and a Belling range cooker with extractor canopy. Cupboard housing the electric boiler which supplies domestic hot water and radiators and cast-iron radiator.

Living Room

Enjoying a picturesque outlook across the gardens towards the adjoining stream which flows through the stone archway over the bridge. Bay window with sliding sash units and timber windowsills, separate sliding sash window to the rear and cast-iron radiator.

A stone Inglenook fireplace with multi-fuel stove and a raised stone flagged hearth, ceiling down lights, exposed wood floorboards and fitted display shelving. Stairs leading down to the study.

LOWER GROUND FLOOR

Study

Window to the rear elevation with a deep stone windowsill, ceiling down lights and cast-iron radiator.



FIRST FLOOR

Landing

Picture window enjoying views towards the North Pennines, cast iron radiator, exposed wood flooring and doors to all accommodation.

Bedroom 1

An attractive double bedroom with an open ceiling with exposed timber roof trusses and beams, windows to dual aspect overlooking the Garden, cast-iron radiator, and exposed wood floorboards.

Bedroom 2

A double bedroom with sash window providing views to the stream and waterfall, cast-iron radiator and exposed wood floorboards.

Bedroom 3

A single bedroom with windows to dual aspect enjoying a beautiful outlook of the archway road bridge and waterfall, exposed timber floorboards and cast-iron radiator.

Bathroom

Fitted with white suite comprising of panelled bath with corner mixer tap, low flush WC, pedestal wash hand basin, tiled walk-in shower with overhead fixed shower, tiled flooring, towel radiator, extractor fan and obscured window.

EXTERNALLY

A gravelled parking area to the side of the house suitable for parking two cars. A stone flagged patio area adjoins the front of the house, retained by a stone wall and overlooks the lawned gardens which feature a fully grown Monkey Puzzle tree, fruit trees, herb garden, established borders and a stone wall which runs along the eastern boundary. The western boundary benefit from a further terrace patio with views overlooking the wide stream which features a breathtaking waterfall set beneath the archway of the road bridge.



Price- £325,000

VIEWING - Strictly via appointment through the selling agents.

TENURE- Freehold

SERVICES - Central heating from an electric boiler, Mains Water and Drainage.

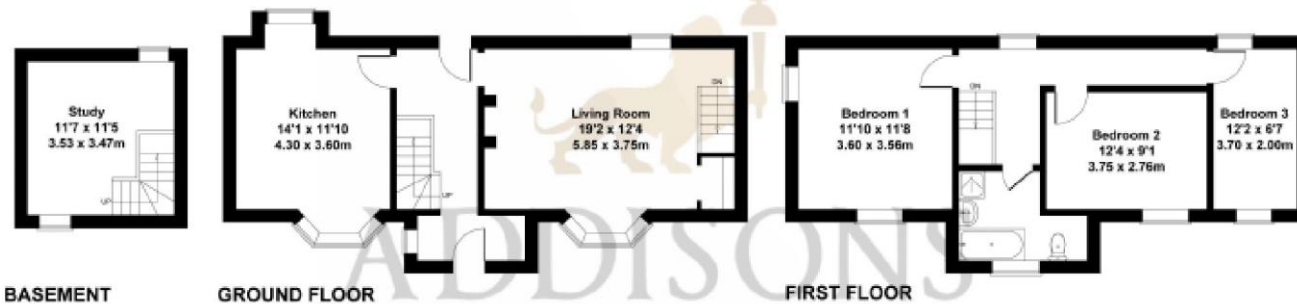
COUNCIL TAX- Band D

BROCHURE- Photographs and Details taken March 2024.



Floor Plan

Mill House, Middleton In Teesdale



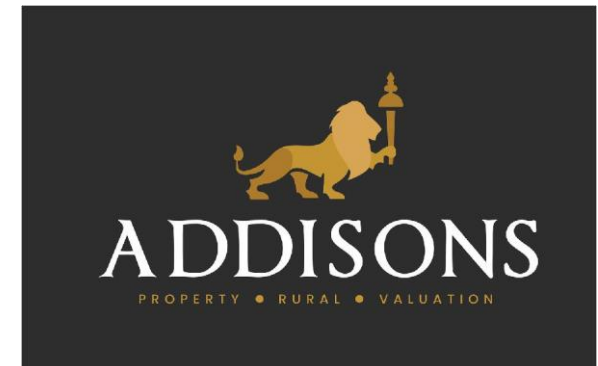
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		
55-68	D		
39-54	E	42	57
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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