



Kirkstone
Marwood



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ABOUT THE PROPERTY

A unique opportunity to purchase 'Kirkstone' a three-bedroom converted former chapel with detached one bedroom annex 'Avelin Cottage' situated on a generously sized plot within immaculate gardens enjoying panoramic views over the local countryside.

Marwood lies just beyond the outskirts of Barnard Castle but a couple of miles from the town centre. Despite the rural setting, the location is extremely convenient with easy access to the A66, A67 and A1 (M). The historic market town of Barnard Castle provides a range of shopping, educational and recreational facilities and many of the attractions of the region are within a short drive, beyond which can be found the delights of North Yorkshire, the Lake District, Northumberland and the East Coast. Darlington Mainline Railway Station and International Airports at Newcastle and Durham Tees Valley provide further communication with the rest of the country.

The chapel was converted by the current owners and dates back to 1907, in brief 'Kirkstone' comprises of, Entrance Hallway, Kitchen, Living Room, Garden Room and Master Bedroom with En-Suite to the Ground Floor. Two Bedrooms and Bathroom with Separate WC make up the First Floor accommodation. Externally the property benefits from a large block paved driveway and gardens.



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ACCOMMODATION

Kirkstone

GROUND FLOOR

Entrance Hall/Utility

With windows to dual aspect, plumbing for a washing machine, space for freestanding fridge/freezer and door leading into the Inner Hallway.

Inner Hallway

Stairs rising to the First Floor accommodation and access to the Kitchen and Living Room.

Kitchen

Fitted with an excellent range of wall and floor units with contrasting worksurfaces including a breakfast bar, four door electric Aga with induction hob and extractor fan above, plumbing for a dishwasher, stainless steel sink with mixer tap and drainer, walk in style pantry, radiator and window overlooking the front elevation.

Living Room

A bright and spacious room with window overlooking the front elevation and windows looking into the Garden Room, multifuel stove, under stairs storage cupboard, coving to ceiling and radiator.

Garden Room

With windows overlooking the beautiful garden and open countryside views beyond, exposed beams, French doors leading to the Garden, wood burning stove and double radiator.

Side Entrance

Accessed via a stable door with quarry tiled flooring and door leading to the boiler cupboard and Hallway.

Hallway

With doors leading to all Ground Floor accommodation.

Bedroom 1

A double bedroom with window overlooking the rear Garden, radiator, storage cupboard, and door to En-Suite Shower Room which comprises of a large walk-in shower, wc, hand wash basin and towel heater.



FIRST FLOOR

Landing

A spacious landing with velux window overlooking the rear elevation, airing cupboard and access to the First Floor accommodation.

Bedroom 2

A double bedroom with windows to dual aspect, fitted wardrobes with hanging rail and shelving, fitted headboard made from the original chapel pulpet, and radiator.

Bedroom 3

A double bedroom with windows to dual aspect and radiator.

Bathroom

With velux window overlooking the rear elevation, bath, vanity sink unit and radiator.

W/C

Separate to the Bathroom with WC, hand wash basin and radiator.

Avelin Cottage

Adding to the flexibility on offer, this detached stone built one storey, one-bedroom cottage would be a great option for family independent living or as used by the current owners as a holiday let.

Avelin Cottage was built by the current owners and is accessed from the driveway via a stable door.

Kitchen/Diner

Fitted with a good range of floor units, window overlooking the side elevation, stainless steel sink unit with mixer tap and drainer, electric oven with four ring gas hob, and electric radiator. The Kitchen provides ample space for a small dining table and chairs.

Living Room

With window overlooking the Garden to the front elevation, coving to ceiling, electric radiator and door to Bedroom and Shower Room.

Shower Room

Walk in Shower, WC, hand wash basin and towel radiator.



Bedroom

With window overlooking the Garden to the front elevation, electric radiator and opening leading into the walk-in dressing area with window overlooking the garden, electric infrared sauna and door to the rear patio and shed fully equipped with plumbing for a washing machine.

Agents Note

The vendor has advised that internal items and furniture throughout Avelin Cottage are available to purchase through separate negotiation.

EXTERNALLY

The property is approached via a gate to a block paved through driveway providing secure and ample off-road parking. The Gardens at Kirkstone are a true feature of the property and provide a pleasing curtilage comprising of lawns, planted borders, patio seating areas, water feature, vegetable patch, two summerhouses and two garages both with light and power.

PRICE

£548,500

VIEWING

Strictly via appointment through the selling agents

TENURE

Freehold

COUNCIL TAX

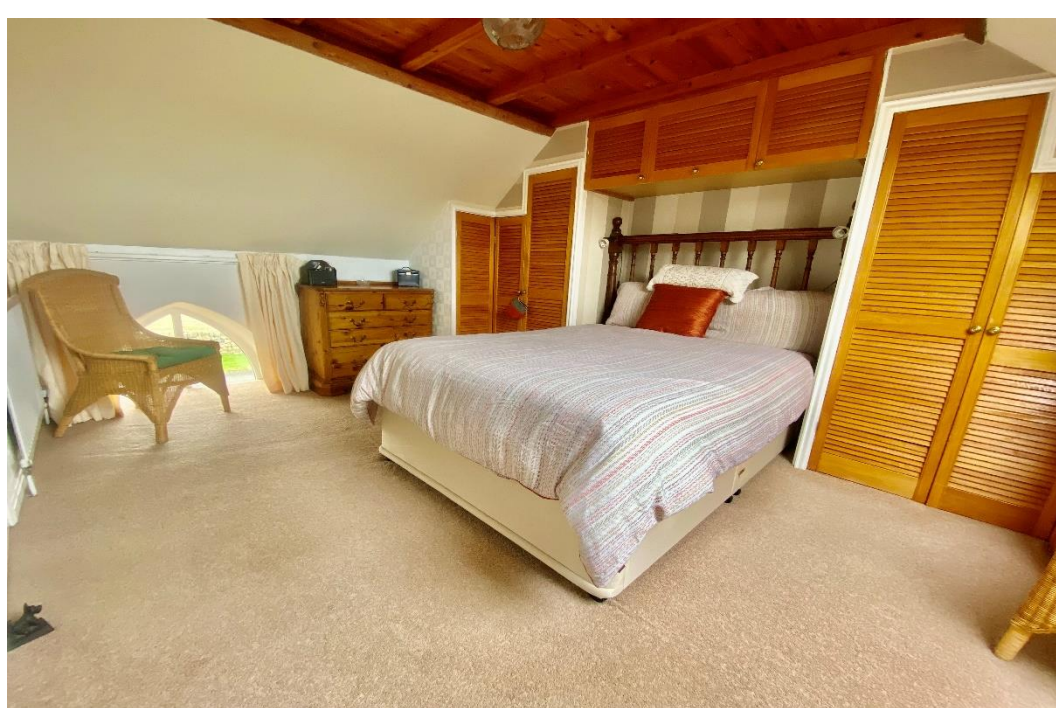
Kirkstone- Band B
Avelin Cottage- Band B.

SERVICES

Oil Fired Central heating (Kirkstone), Electric heating (Avelin Cottage), Mains Water and Electricity, Water Treatment Plant.

BROCHURE

Photographs and Details taken February 2024, some garden photographs taken Summer 2023.

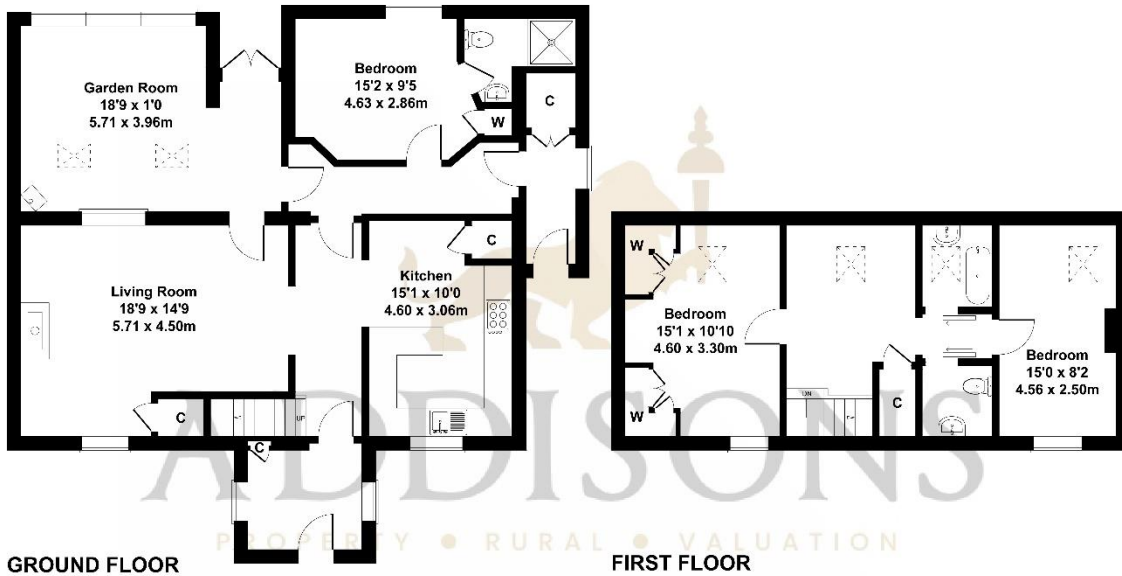






Floor Plan

Kirkstone, Marwood, Barnard Castle



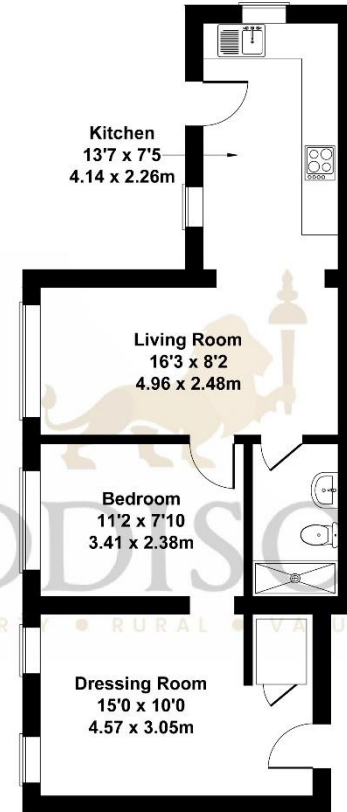
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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Avelin Cottage, Marwood, Barnard Castle



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