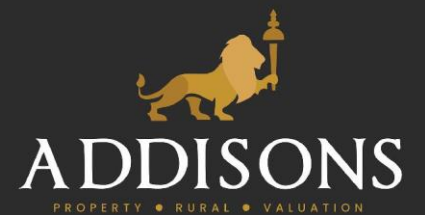




2 Dotheboys Hall

Barnard Castle



ABOUT THE PROPERTY

A charming Grade II Listed property forming part of the historic Dotheboys Hall occupying a pleasant setting on the edge of the village of Bowes, with panoramic views to the west and views of the castle to the east. The property was formerly known as Bowes Academy a private boys' schools and believed to be the inspiration for Charles Dickens' novel Nicholas Nickleby

The property offers beautifully presented, spacious three bedroom accommodation over three floors with architectural features, quality fixtures and fittings throughout.

Bowes is a historic Teesdale village having a strong vibrant community with facilities including excellent nursery and OFSTED rated 'Outstanding' primary school, village hall, public house, social club and church. Having good road access to the A66 trans-Pennine route allowing for good access throughout the region, approximately five miles from market town of Barnard Castle with its wide range of amenities.



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ACCOMMODATION

GROUND FLOOR

Entrance is taken from the private patio garden into **Entrance Porch/Utility Room** - with plumbing for washing machine and dishwasher. **Wet Room** - with travertine wall and floor tiles, shower, back to wall wc and wall mounted hand wash basin. **Dining Kitchen** - This room is definitely the heart of the home with a hand built Yorkshire Kitchen having leathered granite worktops, integrated fridge/freezer and microwave, Range cooker with three integrated ovens and induction hob. Inglenook fireplace with multi fuel stove and space for large dining table and chairs. **Living Room** - being beautifully appointed with shuttered window overlooking the gardens, cast iron fireplace with open grate. wrought iron staircase rising to the first floor accommodation.

FIRST FLOOR

Landing - Having large storage cupboard, staircase leading to the second floor. **Bedroom One** - Located to the front of the property with window seat and airing cupboard. **Bedroom Two** - Enjoying wonderful garden views with built-in wardrobes. **Family Bathroom** - Travertine wall and floor tiles, clawfoot bath, pedestal hand wash basin and low level wc.

SECOND FLOOR

Small Landing provides access to the third bedroom. **Bedroom Three** - Another goodsized bedroom with Velux window and access to eaves storage.

EXTERNALLY

The property enjoys a private patio ideal for al fresco dining or simply for just taking in the beautiful surroundings. The large gardens are predominantly laid to lawn and are shared with the neighbouring properties which form part of Dotheboys Hall. The gardens are enclosed being beautifully kept and are a fabulous feature of this property.



TENURE

Leasehold (999 year lease from 1981) with a Share of Freehold. The service charge is approximately £82 per calendar month and includes Building Insurance, Gardening and Communal Maintenance.

COUNCIL TAX

Band C

PRICE

£295,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

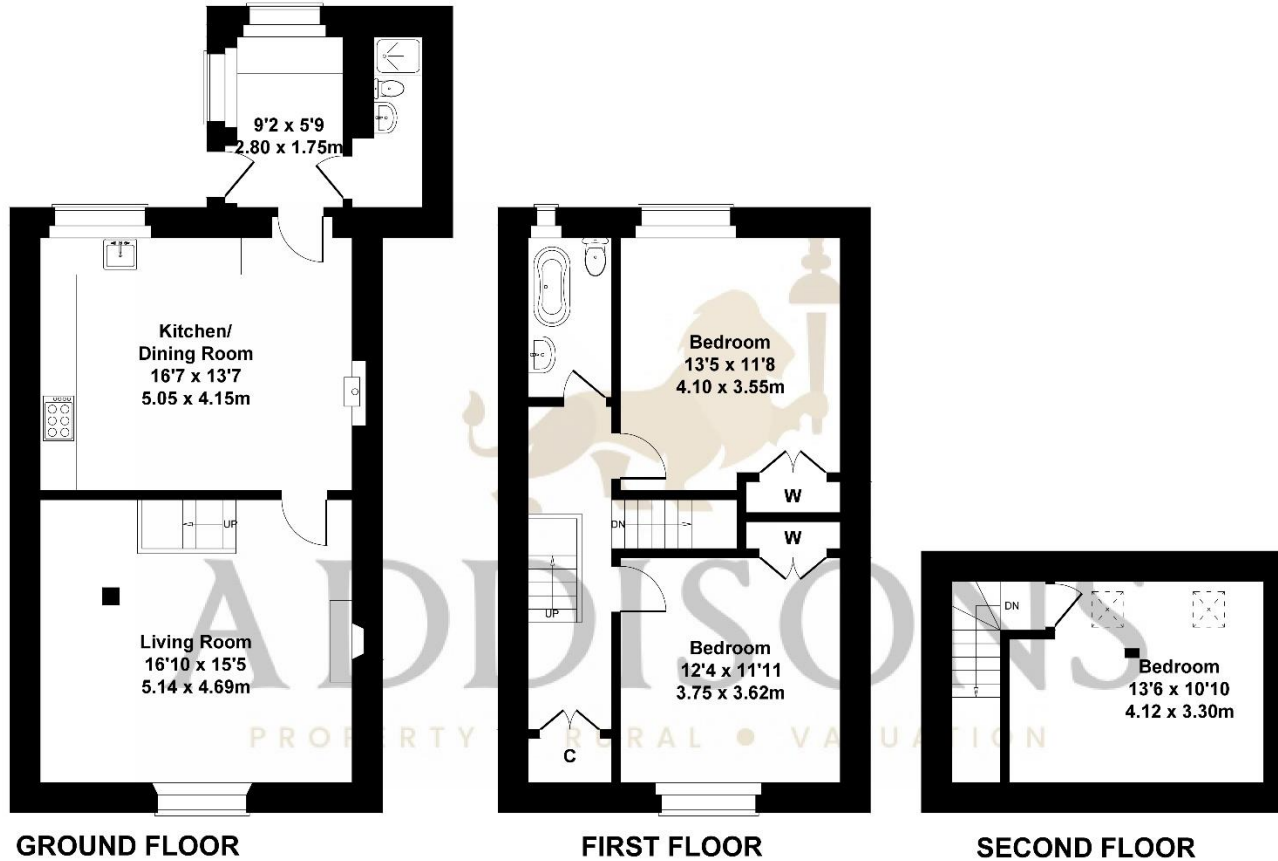
BROCHURE

Photographs and details taken May 2024



Floor Plan

2 Dothboys Hall, Bowes

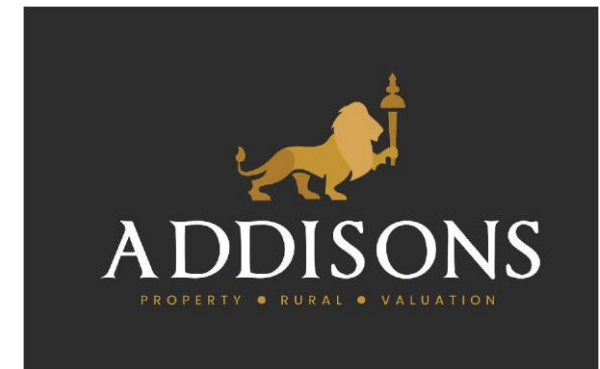


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		81
69-80 C		
55-68 D	59	
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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