



57b The Granary
Middleton-In-Teesdale

57b
The Granary



ADDISONS
PROPERTY • RURAL • VALUATION

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.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ

01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

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 vehicles.

TENURE

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

PRICE

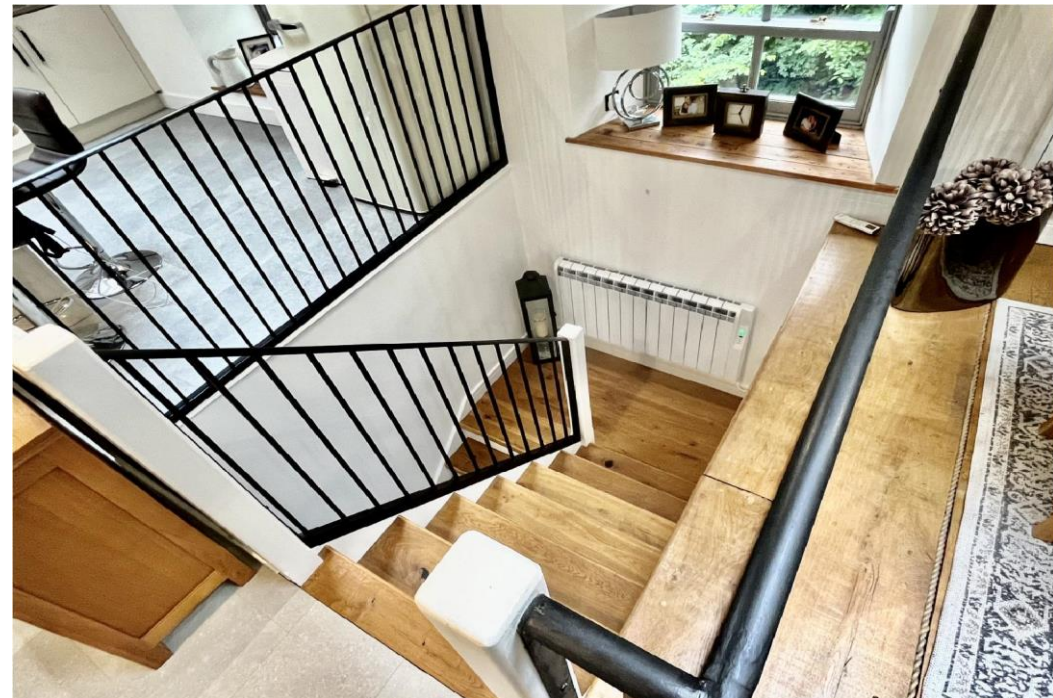
£279,995

COUNCIL TAX

Band B

BROCHURE

Photographs and details taken August 2024.

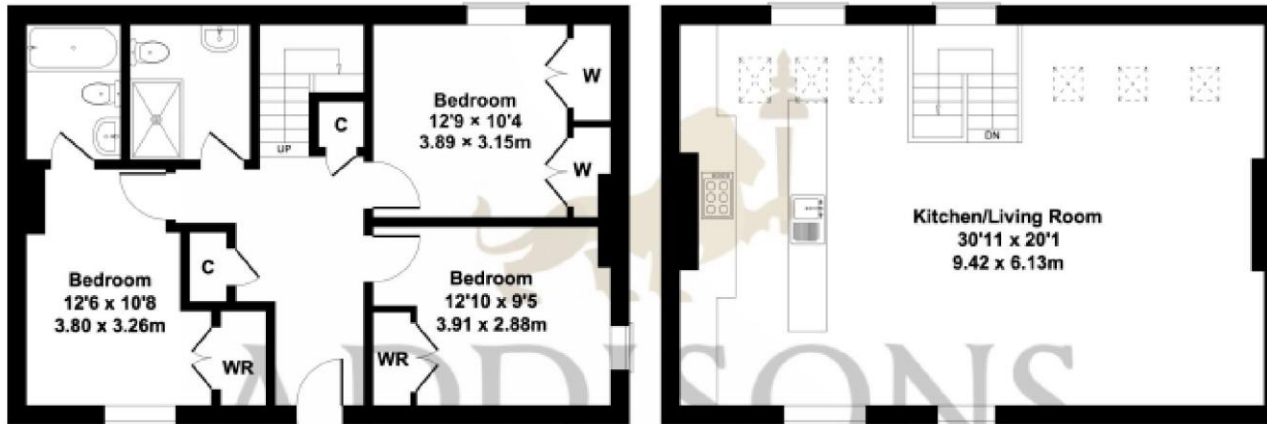






Floor Plan

The Granary, 57b Market Place, Middleton in Teesdale



PROPERTY • RURAL • VALUATION

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



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK