



Woodside
Barnard Castle



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to offer to the market this extremely spacious detached family home located in the highly desirable area of Woodside within the historic market town of Barnard Castle. The property has been extended and much improved by the current owners to provide a fabulous home offering the purchaser with the potential to extend its already spacious footprint with the creation of double height extension.

There is also potential for the provision of a detached bungalow within the confines of the garden, subject to the necessary planning consents being obtained.

The accommodation briefly comprises: Entrance Hallway, Large Living Room, Dining Kitchen, Rear Entrance, Ground Floor Cloakroom. To the First Floor there is a Family Bathroom, Two Double Bedrooms and Large Bedroom Suite with Dressing Room and Shower Room. The Second Floor has a Landing/Dressing Room, Two Double Bedrooms and Large En Suite Bathroom. Externally there is a Driveway providing parking for up to 8 vehicles, Single Garage, South Facing Garden, Raised Decking, Lawn and Bar. Gas Fired Central Heating and Double Glazing Throughout.



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ACCOMMODATION

Entrance Hall

Welcoming reception hallway with storage cupboard, radiator, doors accessing the ground floor accommodation. Stairs rising to the first floor with windows looking out over the front of the property.

Cloakroom

Low level wc, hand wash basin with glass tiled splashbacks, tiled flooring, obscured glazed window and large storage cupboard also housing the water tank.

Dining Kitchen

Modern shaker style grey wall and floor units, tiled splash backs and worktops incorporating sink unit. Integrated appliances including dishwasher, fridge, freezer, side by side double oven, microwave, wine fridge, barista style coffee machine and induction hob with cabinetted extractor fan above. Windows overlooking the rear garden and the front of the property, spotlights, vertical radiator and tiled flooring. There is space within the kitchen for a large family sized dining table with built-in seating. Stable door to rear entrance vestibule.

Rear Entrance

Plumbing for washing machine and door leading out to the side of the property.

Living Room

Large reception room with media wall incorporating electric fire and wall mounted tv, built-in shelves with storage units below to alcove, French doors leading out to the composite decked patio area. Further windows to dual aspect and radiators. The living room is currently split into two distinctive living areas but could be used as living/dining room if preferred.

Office

Located to the front of the property with windows to dual aspect, wall mounted tv point, central ceiling light and radiator.

FIRST FLOOR

Landing

Window overlooking the front of the property, staircase rising to the second floor and doors accessing the first floor accommodation. The landing offers plenty of storage solutions with large understairs storage cupboard, two further storage cupboards, one of which houses the gas central heating boiler. Radiator and spotlights.



Master Bedroom

Bedroom area with spotlights, radiator and windows looking out over the roof tops of Barnard Castle and countryside views beyond. Through access to a dressing room with central ceiling light, windows to dual aspect and radiator. The dressing room was previously a bedroom and could easily be reinstated, should further bedroom accommodation be required. En suite shower room with oversized shower cubicle, cabinetted hand wash basin and low level wc. Obscured glazed windows to dual aspect, laminate flooring, tiled splash backs and vertical radiator.

Bathroom

P-shaped panelled bath with shower over and screen. Wall hung vanity unit with hand wash basin, cabinetted back to wall low wc with built-in storage, vertical radiator and obscured glazed window.

Bedroom 2

Double bedroom with windows to dual aspect built-in storage cupboard, central ceiling light and radiator.

Bedroom 3

Double bedroom with windows to dual aspect enjoys views to the rear, built-in cupboard and vertical radiator.

SECOND FLOOR

Landing

Large landing area which could easily lend itself to being a study, playroom, tv room or dressing room. Radiator, Velux window, spot lights and doors providing access to the bedroom accommodation.

Bedroom 4

Double bedroom with two Velux windows, wall mounted TV point and spotlights. Door leading through to bathroom.

En Suite

Vanity unit with inset hand wash basin with mirrored cabinet above, freestanding bath, shower cubicle, cabinetted low level wc, heated towel rail, Velux window and inset lighting.

Bedroom 5

Double bedroom with Velux window, spotlights and radiator.

EXTERNALLY

To the front of the property there is Tarmac driveway providing off road parking for upto 8 vehicles, out door lighting and power points. Separate access driveway leads to a single Garage.

A south facing rear garden which is predominately laid to lawn with large composite decked area, covered bar/entertainment area with plumbing and power for hot tub.

COUNCIL TAX

Band E

TENURE

Freehold

PLANNING

Planning has been granted for a double height extension to the side elevation incorporating a double garage, utility, WC and bathroom. Two bedrooms and en suite to the first floor. These plans can be viewed at the planning portal www.durham.gov.uk/planning (planning reference DM/15/02361/FPA).

There is potential for the provision of a bungalow within the garden, subject to necessary consents being obtained.

NOTE

Within in the kitchen/dining room pipework for underfloor heating has been installed and just requires to be connected.

The pipework/electrics and internet cabling have been connected in readiness for the construction of the extension.

SERVICES

Mains Electricity, Mains Gas, Mains Water and Mains Sewerage

VIEWING

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

PRICE

Offers Over £625,000

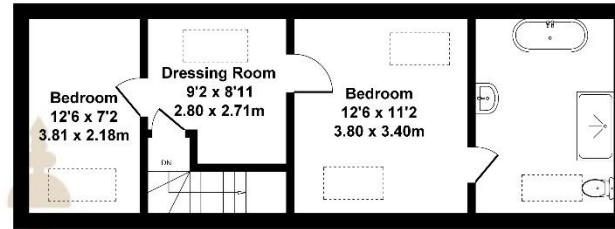
BROCHURE

Details and photographs taken October 2024.

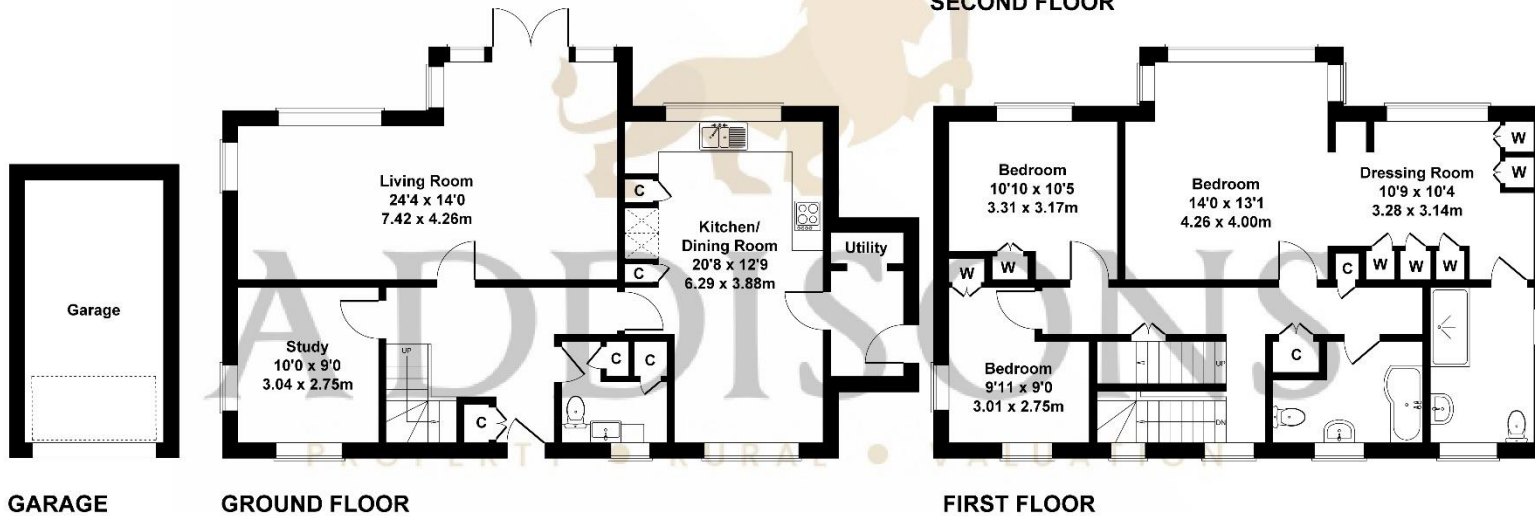


Floor Plan

Woodside, Barnard Castle



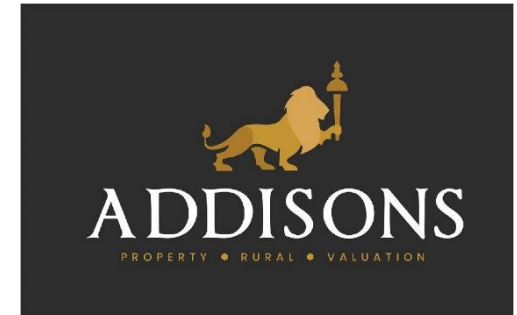
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	56	72
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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