



Woodland, Bishop Auckland Offers Over £375,000

A rare opportunity has arisen to acquire a highly individual and most unique residence which is set in an enviable and idyllic setting on the outskirts of the delightful village of Woodland which is situated in between the market towns of Barnard Castle and Bishop Auckland. This charming residence offers fine views overlooking open countryside and has the potential to extend subject to the necessary planning consents. Offering bright and spacious accommodation and retaining an informal homely ambience throughout in brief this property is comprised of an entrance porch way, a welcoming entrance hallway, an open plan living / dining room, kitchen / breakfast room, two double bedrooms, a stunning family bathroom and attic space with the potential to turn into additional bedrooms. Externally the property benefits from a large driveway with off road car parking for several vehicles, three single garages, a poultry shed and a byre with potential to convert into additional accommodation subject to the necessary planning permission. A particular feature of the property is the stunning and most mature wrap around gardens which are laid to lawn and complimented with an abundance of trees, flora and fauna. We recommend viewings at the earliest opportunity to avoid disappointment..



Woodland, Bishop Auckland

General Remarks

A truly outstanding opportunity has arisen to acquire a two bed roomed detached bungalow with potential to extend subject to necessary planning position.

Occupying a most pleasing position on the outskirts of the delightful village of Woodland

Conveniently placed for a wide range of amenities in both Bishop Auckland and Barnard Castle

Situated close to Hamsterley Forest with a wide range of outdoor pursuits

Bio Mass boiler

Council Tax D

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Location

The Village of Woodland sits high on the slopes of the lower Teesdale valley, on the edge of the North Pennines Area of Outstanding Natural Beauty and affords stunning views of the surrounding area. There is a primary school, church and a public house within the village. The property is also situated approximately 7.4 miles to the beautiful market town of Barnard Castle where you will find a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants, supermarkets and the historic Bowes Museum. Barnard Castle also offers various schooling options at nursery, primary and secondary levels, including Barnard Castle private School. There are also a superb range of recreational activities at nearby Hamsterley Forest including walks, bridleways and cycling routes. Additional amenities and schooling facilities can be found at nearby Bishop Auckland and Staindrop. The property has good access to the A68, A1 and A66 for commuting links, as well as a mainline railway station situated in Darlington.

Entrance Porch Way

The property is entered through a UPVC double glazed entrance door leading into an entrance porch way. The porch way benefits from a tiled floor and has space for a tumble dryer.

Entrance Hallway

The welcoming entrance hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a dado rail and a UPVC double glazed window overlooking the side of the property. A spiral staircase leads to the attic space.

Living / Dining Room

23'11" x 13'1"

The beautifully presented open plan living / dining room is tastefully decorated in neutral tones. Warmed by three central heating radiators, tastefully decorated in neutral tones and benefiting from a dado rail, a wooden feature fire surround with a granite hearth and inserts and two UPVC double glazed windows and a UPVC double glazed door to the front of the property. Double doors lead into the entrance hallway.

Kitchen / Breakfast Room

16'5" x 11'11"

The modern and most contemporary kitchen / breakfast room is fitted

with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating a Belfast sink. The kitchen / breakfast room is warmed by a central heating radiator and benefits from a tiled floor, an integrated fridge / freezer, a UPVC double glazed window overlooking the rear of the property and UPVC double glazed French doors which lead out to the side of the property.

Bedroom One

12'6" x 13'0"

A double bedroom warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage.

Bedroom Two

8'9" x 12'4"

A further double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window overlooking the front of the property.

Bathroom

9'10" x 8'4"

The newly fitted bathroom is simply stunning. The bathroom is fitted with beautiful suite comprising of a free standing bath, a large walk in shower cubicle with a shower, a wash hand basin inset into a vanity unit and a low level WC. The bathroom benefits from a tiled floor, partially tiled walls, a central heating radiator and a UPVC double glazed window overlooking the rear of the property.

Attic Space

24'7" x 22'8"

The boarded attic with a UPVC double glazed window to the rear elevation is currently used for useful storage. This spacious area has potential to convert into one or two additional bedrooms subject to necessary planning permission.

Externally

Externally the property benefits from a large driveway with off road car parking for several vehicles, three single garages, a poultry shed and a byre with potential to convert into additional accommodation subject to the necessary planning permission. A particular feature of the property is the stunning and most mature wrap around gardens which are laid to lawn and complimented with an abundance of trees, flora and fauna. The Vendor currently rents a paddock to the rear of the property which is approximately 2 acres from a local farmer.

