



## An individually designed new build property

**The Barn, Low Etherley Farm, Low Etherley, Bishop Auckland, County Durham, DL14 0EU**

Freehold





6 Bedrooms • Master Suite with en suite bathroom • House bathroom • 2 Spacious reception rooms • Buyer options for bathroom and kitchen

#### Local information

Bishop Auckland 3 miles, Durham City 14 miles, Darlington 14 miles, Teesside 25 miles, Newcastle 32 miles.

For the commuter, the A68, A689 and M1 provide links with the major commercial centres of the region, with Durham and Darlington train stations providing excellent links to Edinburgh and London along the East Coast mainline railway. This is complemented by Newcastle and Teesside International Airports offering further communications with the rest of the country and overseas.

#### About this property

A perfect combination of quality design and build together with far reaching views over beautiful countryside are what makes The Barn a truly individual property.

Currently under construction but nearing completion there is currently an opportunity to discuss the interior finish with the developers.

The property has been designed with the very latest in build and design technology. Built from a traditional local sandstone with a slate roof and timber sash windows, the substructure is constructed from structural insulated panels (Kingspan Tek System) providing high insulation.

The heating is via an Air Source Heat Pump with heat recovery system, there is under floor heating to all floors.

There is an integral garage and gardens to the front and rear. Additional land to the immediate north of the dwelling is available and open to separate discussions and sale.

The last remaining dwelling of three individually designed dwellings on this exclusive and private development site (Plot 3 Reserved).

#### General Information

Services  
Mains electric, water and drainage.

Photographs taken - Aug 2019  
Particulars prepared - Aug 2019

EPC - Predicted B Rating

#### Tenure

Freehold

#### Local Authority

Durham County Council

EPC rating = Awaiting EPC

#### Viewing

Strictly by appointment with Savills







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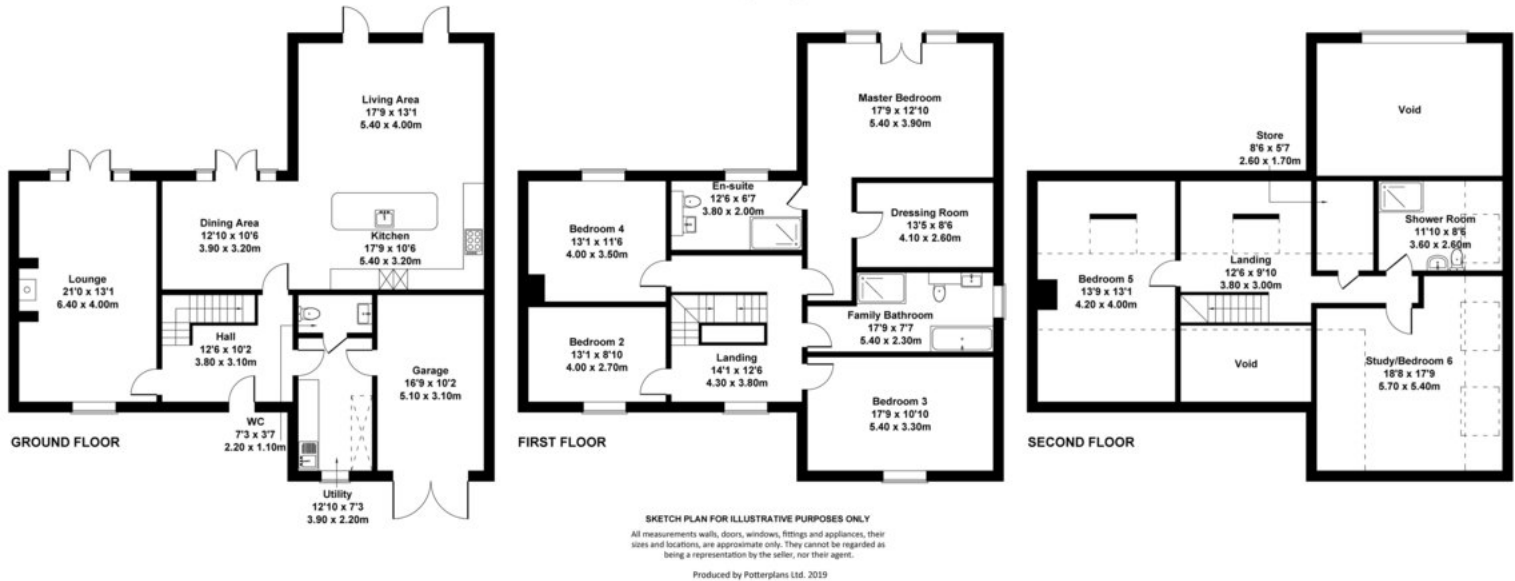
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Approximate Gross Internal Area  
3836 sq ft - 356 sq m



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