



A UNIQUE PROPERTY SET IN A DELIGHTFUL VILLAGE SETTING LOCATION IN TEESDALE

THE OWLS, COTHERSTONE,
BARNARD CASTLE, COUNTY DURHAM, DL12 9QW

Freehold

savills



OVER 5000 SQ FT OF WELL-PLANNED ACCOMMODATION

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4 Reception rooms ♦ 5 Bedrooms ♦ 5 Bathrooms ♦
Kitchen/Breakfast room ♦ 2 WCs ♦ Home cinema ♦ Gym
♦ Office ♦ EPC rating = C

Situation

Barnard Castle 4.5 miles, Richmond 19.5 miles, Darlington 20 miles, Durham 30.5 miles, Teesside 39.5 miles, York 63.5 miles.

Occupying an elevated and private position in the heart of the picturesque village of Cotherstone, the property is conveniently located for the market towns of Barnard Castle, Richmond and Darlington where a wide range of national and independent shops, supermarkets and professional services are located.

There is an outstanding primary school (rated by Ofsted 2013) and the renowned Barnard Castle public school is just a few miles away. The Yorkshire Dales National Park is close by providing some of the most breath taking and beautiful scenery in the country.

For the commuter the nearby A1(M) and A66 provide easy links with the commercial centres of the region. The East Coast main line from London to Edinburgh can be joined at Darlington train station. Durham Tees Valley, Newcastle and Leeds Bradford International Airports provide connections with the rest of the country and overseas.

Description

The Owls is a most attractive stone built split level property which has been upgraded by the current owners to a high standard and offers a modern contemporary internal layout. Offering over 5000 sq ft of well thought out accommodation the property may appeal to families of multi generations, home based working, holiday letting or B&B. The property has a fully wired sound system to all principal rooms and master bedroom with cat 5 wiring and has had a number of eco-improvements comprising solar hot water heating and solar electric power generation on full feed in tariff terms.

The property is enclosed by stone walling and has a large drive which offers off road parking for several vehicles and gives access to a detached double garage. A reception hall with impressive contemporary oak and glazed staircase gives access to the principal accommodation and has a ceramic tiled floor, completing the ground floor level is a spacious home office with fitted storage, a gym with cloaks storage and WC and a home cinema room.



To the first floor is a galleried landing with glazed door opening into the real centrepiece of the house, a glazed atrium which is used as a sun room, perfect for relaxing whatever the weather.

The first floor accommodation links to the central atrium and gives good natural lighting to the first floor rooms. The lounge is a light and spacious room with an attractive stone fireplace with gas fire, a bay window and double doors opening into the library and the dining room and enjoying lovely views, the dining room which leads off also has double doors opening into the atrium and into the garden via a terrace. The library has a WC leading off. The kitchen/breakfast room is comprehensively fitted with an excellent range of light oak wall and floor units with granite work surfaces, inset 1 1/2 bowl sink unit with mixer tap, a range of integrated appliances including range style cooker, extractor hood, wine cooler, dishwasher, fridge and freezer. A central island unit is an ideal food preparation area and creates a central focal point, there is also a walk in pantry, Karndean flooring, surround sound speaker system, ample space for table and chairs and double doors which lead out into the garden.

The master bedroom suite has a separate walk in dressing room with ample hanging and storage space, a full bathroom en suite with double shower with mains fed shower, panelled bath, twin wash hand basins, and low level WC. There are four further bedrooms all with en suite facilities.

Externally

The property occupies an enviable position in this popular village, located just off the main road and with a private drive. A large block paved drive provides parking for several vehicles and leads to a detached double garage with lighting and power. The gardens are beautifully landscaped and maintained and well stocked with an excellent variety of planting, shrubs, trees and hedging. There is a well-stocked vegetable garden, a greenhouse, timber summerhouse. The majority of the garden is laid to lawn and there are several terraced areas ideal for entertaining, as the property is surrounded all sides by its own gardens there are opportunities to capture the morning and evening sun.

General Information

Services

Mains gas central heating, electric, water and drainage.

Photographs taken - May 2019

Particulars prepared - June 2019

Tenure:

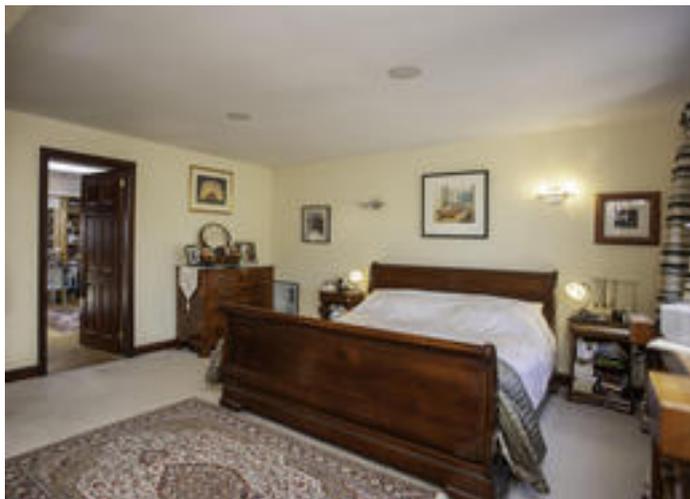
Freehold

Local Authority:

Durham County Council

Viewing:

Strictly by appointment with Savills





The Owls
Approximate Gross Internal Area
5517 sq ft - 513 sq m



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	