

Daleholme

MASTERMAN PLACE | MIDDLETON-IN-TEESDALE | BARNARD CASTLE | COUNTY DURHAM



FINEST
PROPERTIES



A beautifully appointed period property with wonderful gardens nestled in a peaceful village location

Barnard Castle 9.7 miles | Kirkby Stephen 18.7 miles | A1 (M) Scotch Corner 22.7 miles | Darlington Rail Station 24.4 miles
Richmond 24.8 miles | M6 J38 Tebay 30.2 miles | Durham City Centre 29.9 miles | Teeside International Airport 31.0 miles
Newcastle City Centre 38.3 miles | Newcastle International Airport 43.0 miles





Accommodation in Brief

Main House

Hall | Drawing Room | Sitting Room | Dining Room | Kitchen | Boot Room/Utility | Pantry
WC | Principal Bedroom with En-suite Shower Room | Three Further Bedrooms
Family Bathroom | Two Chamber Cellar

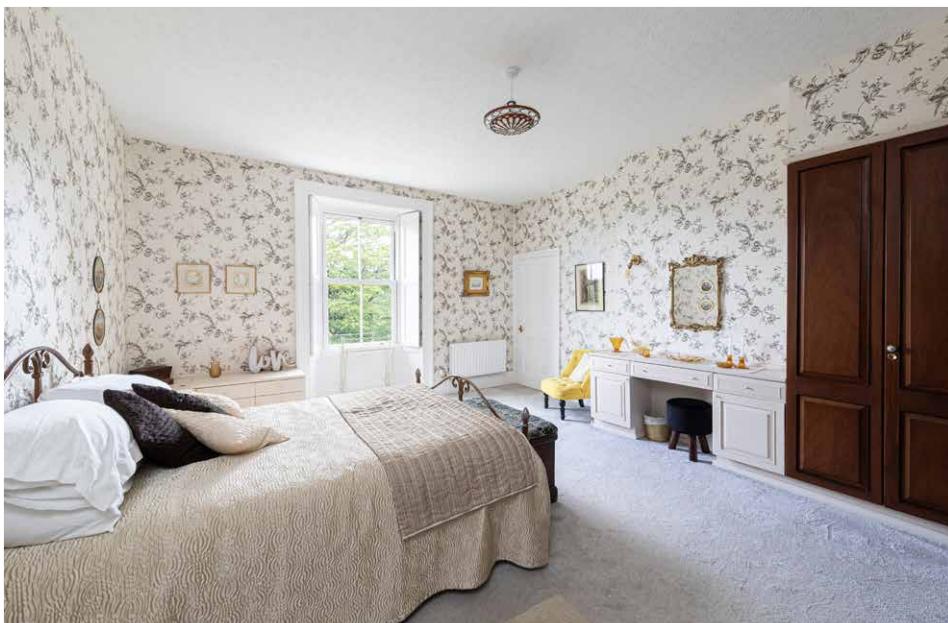
Outbuilding

Office | Workshop | Garden Store

Externally

Landscaped Gardens | Summerhouse | Gazebo | Greenhouse
Potting Shed | Driveway & Parking





The Property

Daleholme is a beautiful Georgian period house with generous proportions, lovely gardens and situated in a quiet part of Middleton-in-Teesdale. Daleholme forms the greater part of the original Masterman House, built in 1823 and designed by renowned architect Ignatius Bonomi, which has now been split into three dwellings. The property retains a host of character features including decorative ceiling roses and cornicing, wooden window shutters and wonderful wood flooring, elegantly updated to offer bright and spacious accommodation with quality modern finishes. Recent renovations include the rewiring of both the main house and the outbuilding in 2017 and the renewal/replacement of the roof in 2020.

The striking front door with carved stone surround opens to the welcoming hall. There are three impressive reception rooms, the drawing room, sitting room and dining room, offering great flexibility. Each room has a soaring high ceiling and a feature fireplace. The drawing room has a dual aspect with views to the south and east. It is currently configured as a study/library, ideal for working from home. The sitting room is a relaxing space while the dining room offers more formal entertaining space. Double doors from the dining room lead to the kitchen which is filled with natural light from a dual aspect including glazed patio doors to the gardens. There are exposed ceiling beams and a range of stylish cabinetry with complementary granite worksurfaces and finished in muted colour palettes. A range cooker sits to one side and a central island offers

a casual dining area. Adjoining the kitchen is a huge boot room and utility area complete with a dog bath/shower to one corner. There is scope to use this room for any number of purposes. A walk-in pantry is accessed from the boot room and there is also a useful WC and hand basin.

The lovely wide staircase rises to the first floor via a half landing illuminated by a tall picture window. There are four bedrooms arranged across the first floor with varying outlooks, all reached from the light and airy upper hall. The principal bedroom benefits from extensive fitted wardrobes and a superbly appointed en-suite shower room. The three further bedrooms have eye-catching views from the elevated position across the town and landscape beyond. These bedrooms are served by a family bathroom with period styling blended with high specification contemporary fixtures and fittings, with a suite comprising bath, separate shower, wash hand basin set on a vanity unit and WC. There is enormous attic space at Daleholme. This space offers excellent storage and has huge potential for conversion should interested parties wish to create even more accommodation.

A discreet second staircase from the main hall leads down to the cellar. The cellar comprises two expansive chambers and the raised position of the house means that the cellar sits at lower ground level, so both rooms benefit from windows bringing natural light.



Externally

The stunning landscaped gardens are a key feature of Daleholme and extend to three sides of the house. Beautiful terracing sits to the south east corner of the house with carefully maintained gravelled levels dotted with easily maintained plantings. There are manicured lawns surrounded by colourful shrubs and plantings with mature hedging. There are a number of mature fruit trees including apple, pear, plum and damson. For the keen gardener there are raised planting beds, a large potting shed and a separate greenhouse. To one side of the gardens is a summerhouse providing a fantastic spot to enjoy the gardens and outlook at all times of the year. For the warmer months, there is also an attractive gazebo for al fresco dining and entertaining.

The block paved driveway has ample space for parking several vehicles. The driveway leads up to the substantial outbuilding which incorporates the workshop and an office with patio doors that is perfect for keeping home and work life separate. The workshop is divided into two rooms and was formerly a garage. The garage could easily be reinstated by removing the dividing wall. The outbuilding also includes a large garden store that houses the oil tank and has plenty of space for outdoor equipment. Above the outbuilding is a useful attic storage space accessed by an outside staircase.





Local Information

The property is located within the small and picturesque market town of Middleton-in-Teesdale which is situated to the north side of Teesdale between the two nearby villages of Newbiggin and Eggleston and a few miles to the north west of Barnard Castle. Surrounded by glorious open countryside in the North Pennines Area of Outstanding Natural Beauty (AONB) it is perfectly placed for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery with High Force and Low Force Waterfalls and the Tees Valley Railway Walk all within close proximity.

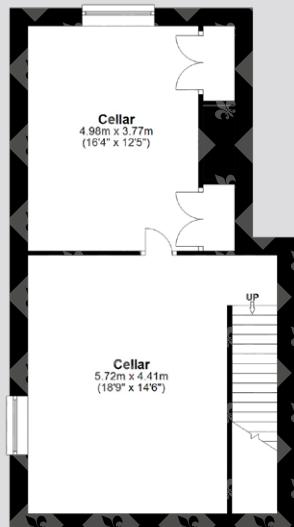
Middleton-in-Teesdale offers a bank, butchers and various other shops. There is a doctor's surgery, public houses, cafés, French restaurant, post office, church, village hall and regular community events and activities. Barnard Castle offers a wider range of facilities with a range of shops, banks and hospital together with further recreational, professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District National Park. Both Durham and Newcastle are also within easy reach and provide comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a nursery and primary school in the village whilst secondary schooling is available at Teesdale School in Barnard Castle and the prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

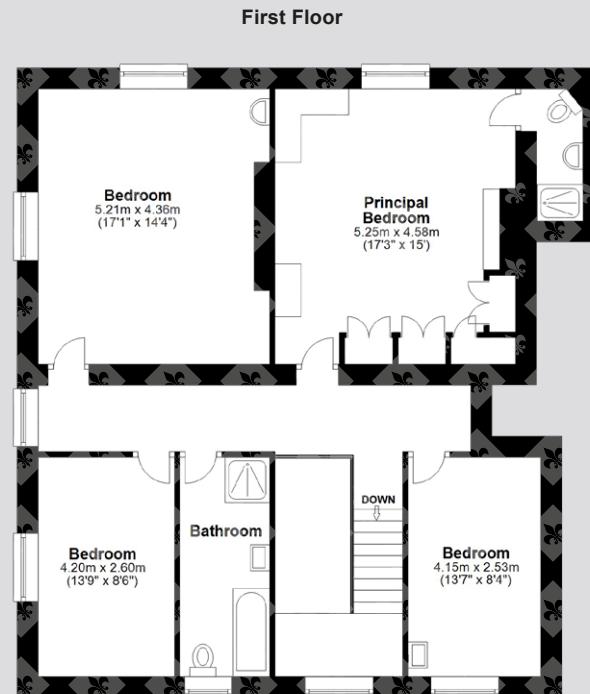
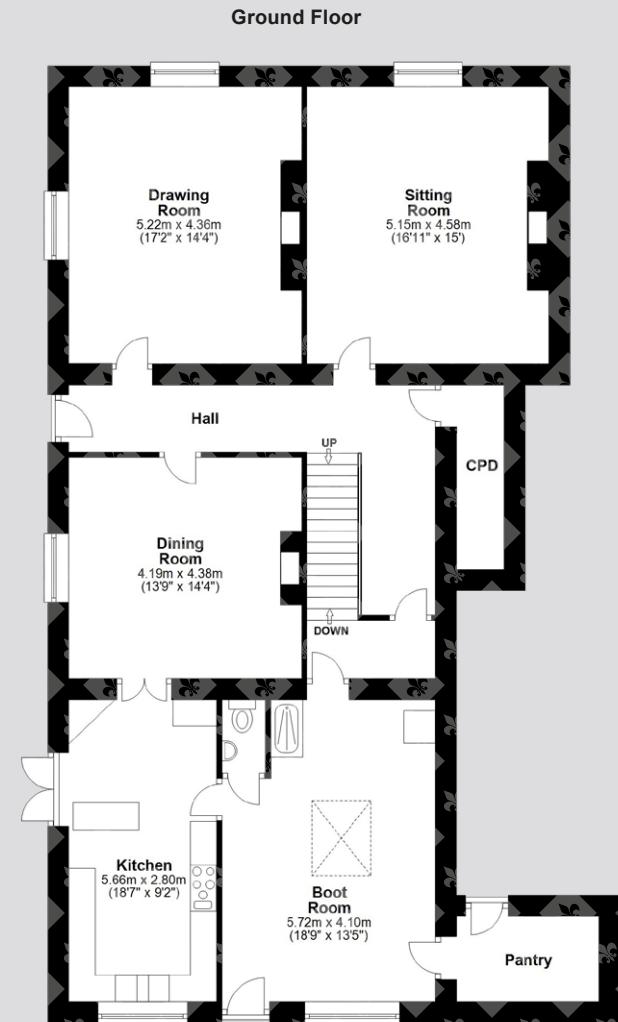
For the commuter, the A66, A67 and A1 (M) provide excellent road links to the regional centres of the North East, North West (via the M6) and Yorkshire. The railway station in Darlington provides main line services north and south and both Teeside International Airport and Newcastle International Airport are very accessible.

Floor Plans

Total area: approx. 357.6 sq. metres (3849.5 sq. feet)



Cellar



Outbuilding

Directions

From Barnard Castle take the B6277 heading north west, passing through Cotherstone and Romaldkirk and following signs for Middleton-in-Teesdale. Cross the River Tees on this road into Middleton-in-Teesdale. At the T-junction turn right. After 0.2 miles turn right into Gas Lane then immediately turn right again onto Dale View. After another 100m, Daleholme is on the right-hand side.

[Google Maps](#) [what3words](#)



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil-fired central heating. Solar panels.

Postcode

Council Tax

EPC

Tenure

DL12 0ST

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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