

# 1 The Hill

NEWBIGGIN | BARNARD CASTLE | COUNTY DURHAM



**FINEST**  
PROPERTIES



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## A beautifully renovated country cottage with contemporary interiors and sensational views

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Middleton-in-Teesdale 3.0 miles | Barnard Castle 13.0 miles | Kirkby Stephen 21.6 miles  
A1 (M) Scotch Corner 25.9 miles | Richmond 28.1 miles | Darlington Rail Station 28.4 miles  
M6 J38 Tebay 33.0 miles | Durham City Centre 33.1 miles | Teesside International Airport 34.4 miles  
Newcastle City Centre 39.0 miles | Newcastle International Airport 42.9 miles





## Accommodation in Brief

Sitting Room | Snug | Kitchen/Dining Room | Utility Room | WC

Ground Floor Bedroom with En-suite Bathroom

Principal Bedroom Suite with Dressing Area & Shower Room

Third Bedroom | Bathroom | Attic Room

Garden | Patio | Parking | Bin Store





## The Property

1 The Hill is a thoughtfully renovated and extended country cottage with a host of character and the addition of tasteful modern conveniences. Internally, the specification is impressive with an excellent configuration which offers many possibilities and light, attractive décor in relaxing neutral colour palettes. The semi-detached cottage occupies a sensational position with panoramic views over unspoiled Upper Teesdale countryside. The recent renovation has created a fantastic contemporary home with all the benefits of rural living.

The front door opens to the lovely sitting room with attractive oak flooring and a striking stone inglenook to one end. The chimney is clay lined in readiness should the purchasers wish to install a log burner. The front window beneath a timber lintel frames glorious views over the countryside. The snug offers further relaxing reception space that is both cosy and generous. An open flow from the sitting room leads to the impressive kitchen/dining room to the rear elevation. This substantial room is filled with natural light and has a wonderful modern country atmosphere. Elegant fitted cabinetry with stunning oak worksurfaces is complemented by wainscoting to the walls and sleek floor tiling. A large range cooker sits as a focal point to the room and there is an integrated

dishwasher along with plenty of space for a large dining table and chairs. French doors sweep open to the patio outside, providing indoor/outdoor living space. The kitchen is further served by an adjoining utility room which leads on to a useful ground floor WC.

Accessed from the sitting room is a ground floor bedroom which offers accessible sleeping accommodation. The dual aspect bedroom with vaulted ceiling is served by a beautifully-appointed en-suite bathroom. Wainscoting wraps around the walls and the L-shaped bath with shower over. The suite is completed by a wash hand basin, WC and heated towel rail.

There are two bedrooms positioned on the first floor. The principal suite incorporates a generous bedroom, dressing area and shower room. Simple, light décor and luxurious carpet create an inviting feel to the bedroom and the shower room is finished to the exacting standards found throughout the cottage. The third bedroom is another generous double. Both of the first floor bedrooms make the most of the elevated position to look over the fabulous local scenery. The family bathroom has a boutique style with a freestanding clawfoot bath, separate walk-in rainfall shower, wash hand basin, WC and heated towel rail.



## Externally

1 The Hill occupies a glorious elevated rural location surrounded by unspoiled Teesdale countryside. Incredible views stretch away over the rolling landscape. A small country lane leads up to the property and a large gravelled parking area to the front. There is ample space for parking and turning. Beyond the parking area is garden with low stone wall boundaries, perfectly positioned to spend time outdoors and enjoy the views. To the rear of the cottage is a flagged patio accessed from both the kitchen/ dining room and the utility room. This is a great spot for al fresco dining and entertaining, or simply to sit back and make the most of the idyllic surroundings. A useful bin store adjoins the cottage.

## Agents Note

There is a country footpath that runs up the lane and past 1 The Hill. The current owner will be applying to re-route the path, but at present it remains in place passing the front of the cottage.





## Local Information

1 The Hill is located amongst beautiful countryside in Newbiggin, close to the small and picturesque market town of Middleton-in-Teesdale which is situated to the north side of Teesdale, 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. Spectacular High Force and Low Force Waterfalls and the Tees Valley Railway Walk are all within close proximity.

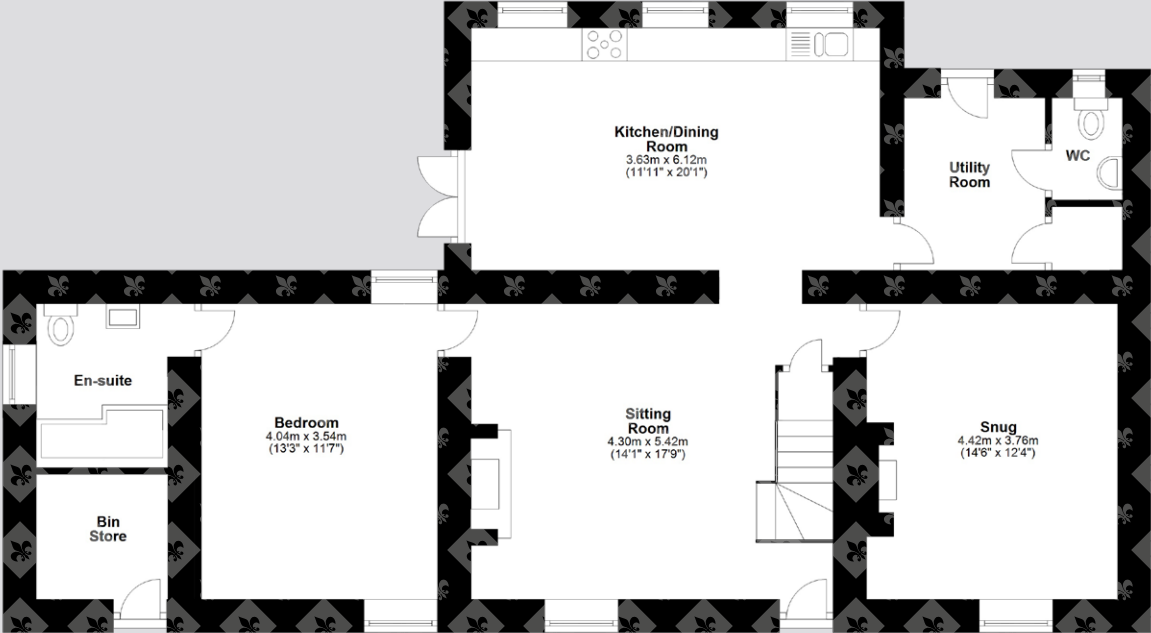
Middleton-in-Teesdale offers a bank, butchers and various other shops. There is a doctor's surgery, public houses, cafés, French restaurant, post office, church, village hall and regular community events and activities. Barnard Castle offers a wider range of facilities with a range of shops, banks and 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.

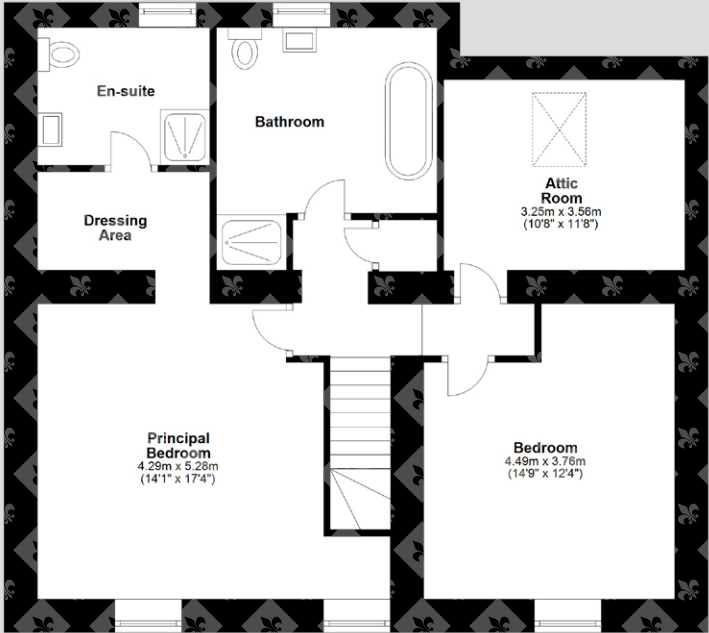
For the commuter, the A66, A67 and A1 (M) provide excellent road links to the regional centres of the North East, North West (via the M6) and Yorkshire. The railway station in Darlington provides main line services north and south and both Teesside International Airport and Newcastle International Airport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

# Floor Plans

Total area: approx. 185.4 sq. metres (1995.9 sq. feet)



Ground Floor



First Floor

## 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. From the centre of the town head west on the B6277. Continue for 2.5 miles then turn right signposted Westgate. After 0.1 miles, at the top of the road bear left and follow the road as it rises gently. After 0.3 miles, the property is on the right-hand side, set back from the road in an elevated position at the end of a lane.

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 and water. Drainage to shared sewage treatment plant.

Electric radiators, towel rails and hot water heater.

Postcode

Council Tax

EPC

Tenure

DL12 0UD

Band C

Rating TBC

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)





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