

# Snaisgill House

SNAISGILL ROAD | MIDDLETON-IN-TEESDALE | BARNARD CASTLE | COUNTY DURHAM



**FINEST**  
PROPERTIES



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# A beautiful detached character property with paddock and sweeping countryside views

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Barnard Castle 10.8 miles | A1 (M) Scotch Corner 23.9 miles | Darlington Rail Station 25.5 miles  
Durham City Centre 30.1 miles | M6 J38 Tebay 31.3 miles | Teesside International Airport 33.7 miles  
Newcastle City Centre 38.9 miles | Newcastle International Airport 43.3 miles





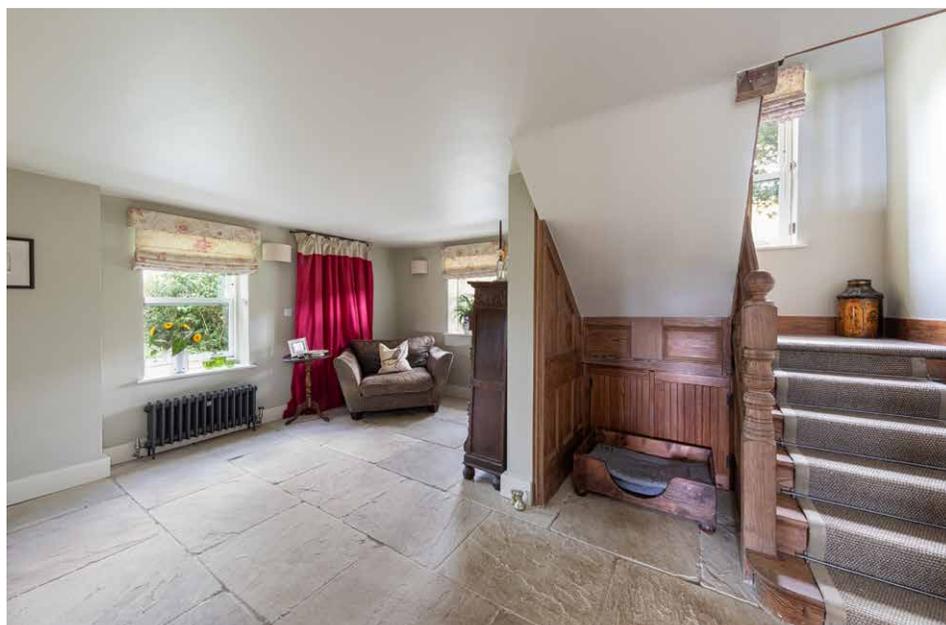
## Accommodation in Brief

Reception Hall | Sitting Room | Snug | Kitchen | Utility Room  
Downstairs WC | Principal Bedroom with En-Suite Shower Room  
Four Further Bedrooms | Family Bathroom

Outbuilding | Gardens | Patio | Parking  
Paddock of Around 3.26 Acres







## The Property

Snaisgill House is nestled just outside the picturesque village of Middleton-in-Teesdale with panoramic views that sweep away from the house across glorious unspoiled countryside. The property is bursting with character features and is finished to a high standard in fitting country-style décor and natural colour tones throughout.

Access through the hall and past the downstairs cloakroom/WC, handy for muddy boots, leads into a beautiful warm country Chalon kitchen with stone flooring, AGA with electric companion unit and traditional-style island bench. Just off the kitchen is the utility room complete with bespoke units, Belfast sink and plumbing for a washing machine and dryer, and to the other side of the kitchen is a useful pantry.

Across the hallway from the utility room is the cosy snug with a traditional stone fireplace housing a multi fuel stove. The stunning reception hall with wood panelling and stone-flagged floor is grand yet intimate and has plenty of space for seating or dining. A side door leads outside. The beamed sitting room is home to another traditional stone fireplace and multi fuel stove, and has windows on three sides and French doors, to enjoy the fantastic views and creating a light, bright and relaxing space.

The carved wooden staircase and half landing lead up to the first floor, where the principal bedroom again takes advantage of the amazing views and is full of period features, along with a multi fuel stove. The en-suite shower room is smart and modern, but with a traditional style. Four further double bedrooms are beautifully presented, with one currently set up as a home office. These bedrooms are served by the well-appointed family bathroom from CP Hart, with suite comprising free-standing rolltop bath, separate walk-in shower, wash hand basin and WC. A loft hatch on the landing provides access to storage.











## Externally

The outside space to the rear of the property takes full advantage of the glorious views over the fields and woodland down towards Middleton-in-Teesdale. Stretching away from the house is a large lawn sheltered by mature trees and bushes, and a five-bar gate at the bottom of the garden provides access to the paddock. The paddock extends to around 3.26 acres and slopes away very gently from the property.

A patio wraps around two sides of the house and is a perfect space for dining, entertaining and enjoying the scenery. A low-maintenance planted gravelled area runs from the patio to the stone-built outbuilding, which is accessed through a side door. Planning permission has previously been granted for conversion of this large outbuilding into a garage on the ground floor and a studio space on the first floor. Interested parties may wish to investigate the development potential further.

To the far side of the outbuilding is parking for several cars and vehicle access to the paddock.





## Local Information

Snaisgill House is located just outside 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.

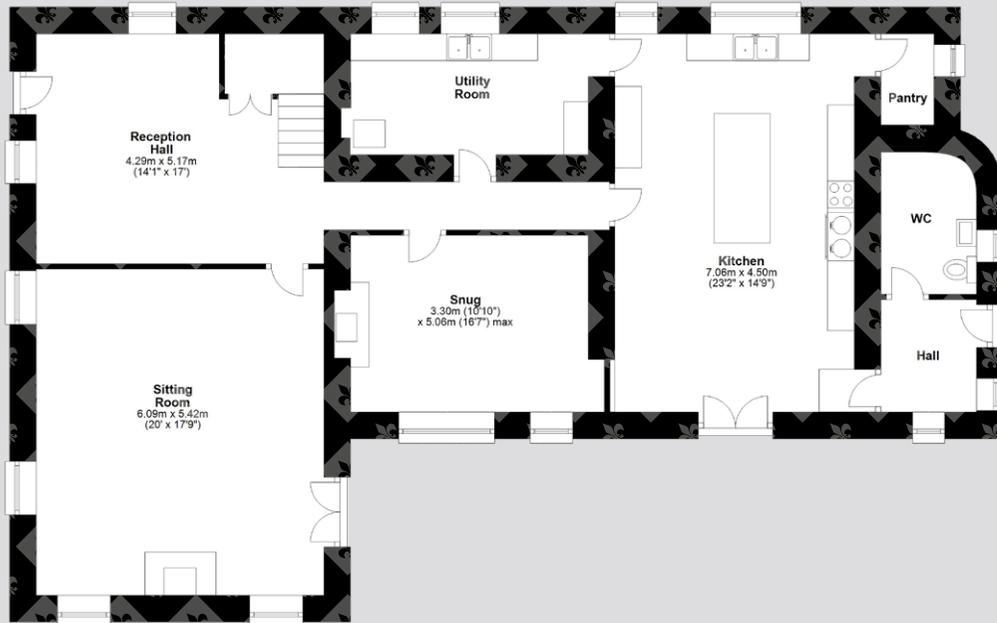
Middleton-in-Teesdale offers a bank, butchers and various other shops. There is a doctor's surgery, public houses, cafés, French restaurant, post office, church, village hall and regular community events and activities. Barnard Castle offers a wider range of facilities with a range of shops, banks and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

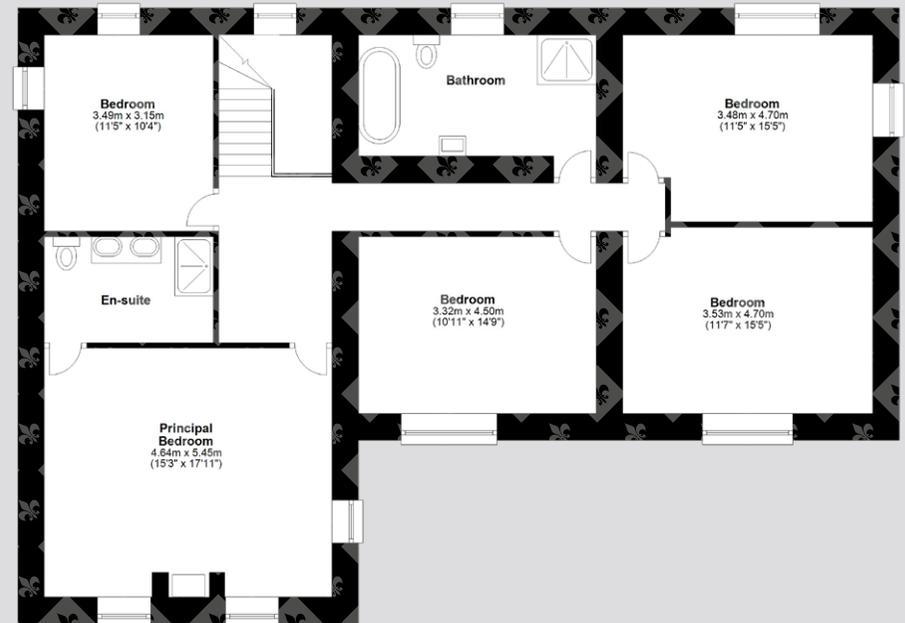
For the commuter, the A66, A67 and A1 (M) provide excellent road links to the regional centres of the North East, North West (via the M6) and Yorkshire. The railway station in Darlington provides main line services north and south and both Teesside International Airport and Newcastle International Airport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

# Floor Plans

Total area: approx. 279.1 sq. metres (3004.2 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. At the T-junction turn left then bear left onto Town Head following the sign for Stanhope. Stay on this road for 1.2 miles as it leads up the hill and then bears left. Snaisgill House is on the left-hand side.

Google Maps

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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 septic tank. LPG central heating.  
Fibre broadband and wired for broadband and satellite TV throughout.

Postcode

Council Tax

EPC

Tenure

DL12 0RP

Band E

Rating E

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





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**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

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