

Finest
PROPERTIES

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Newbiggin | Barnard Castle | County Durham

School House



“A traditional, detached stone-built cottage with Pennine views, gardens and useful outbuildings”

The Property

Situated in the hamlet of Newbiggin in Upper Teesdale, School House is a handsome stone cottage with a classical façade, sash windows and a pretty porch picked out in wooden trellis. Set above its cottage gardens, it surveys open fields and drystone walls, a rural outlook across the Tees river to the Pennine hills. Inside, the arrangement is practical and characterful, with terracotta tiled floors at ground level, an original wooden floor in the dining area, and generous ceiling heights, and good natural light.

The principal reception room runs the depth of the house and is arranged for both sitting and dining, with a stone fireplace creating a natural focal point and twin aspects drawing the eye to the front garden. Adjoining, the kitchen features handmade solid oak cabinetry and worktops, a ceramic sink and freestanding appliances, positioned around the window to make the most of the outlook while cooking. A walk-in pantry houses the boiler and provides useful additional storage and cold-shelf space.

From here, a rear lobby opens directly to the garden and serves as a practical utility and boot room, with shelving and space for laundry, an ideal spot to arrive after country walks without passing through the main rooms. Externally, three ground-level doors at the side of the house provide access to two cellar rooms, each with light and power, and one with water. The cellars offer excellent dry storage and clear potential for use as a workshop, wine store or hobby space.

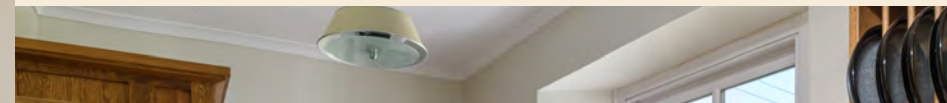


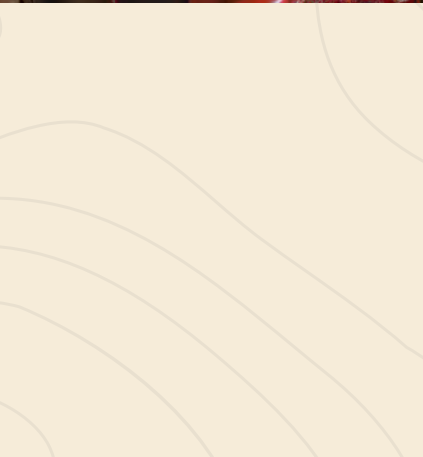
Upstairs, three bedrooms sit from the landing, each with a restful village or countryside view. The largest rooms take in the long aspect over fields, while the third room is ideal as a study or nursery if preferred.

The shower room has been upgraded in a clean, contemporary style with soft green metro tiling, a generous walk-in enclosure, a modern vanity and WC. There is also a separate WC at this level.

Agents Note

The property is subject to covenants requiring that any external alterations, additions or new buildings first receive the Transferor's written consent, which will not be unreasonably withheld. The property must only be used for the permitted use unless prior written consent is obtained. The owner is responsible for maintaining and, where necessary, renewing all boundary structures to a reasonable standard, and for making good any damage caused to the retained land through use or works. Any maintenance, repair or renewal must be completed promptly and to a good, workmanlike standard, using quality materials and with all necessary statutory consents. Purchasers are advised to seek independent legal advice regarding the full terms of these covenants.





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

The property is connected to mains electricity, water and drainage and benefits from oil-fired central heating.

Postcode Council Tax EPC Tenure

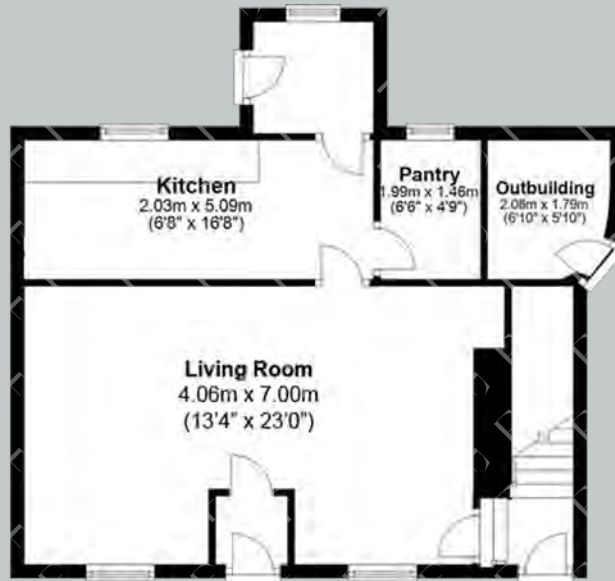
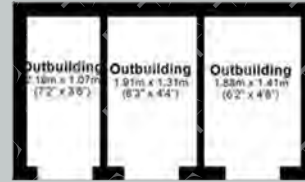
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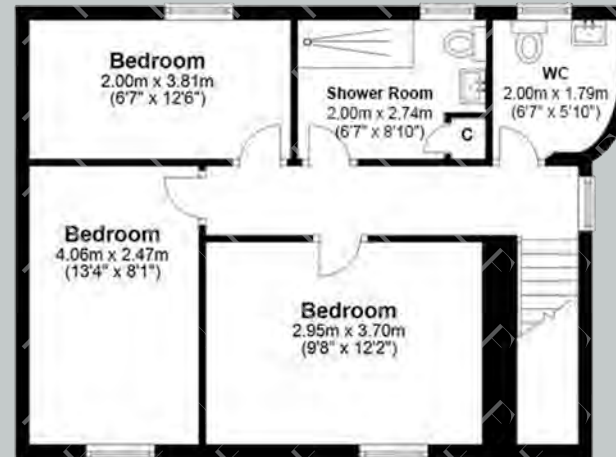
Rating TBC

Freehold

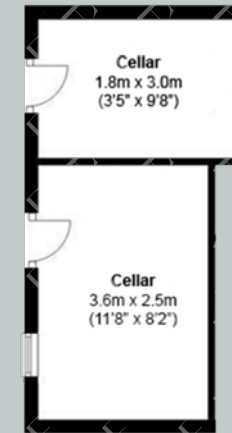
Floor Plans



Ground Floor



First Floor



Lower Ground Floor

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Viewings Strictly by Appointment



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