



South Manor Back Lane, Bowes, Barnard Castle, DL12 9HB

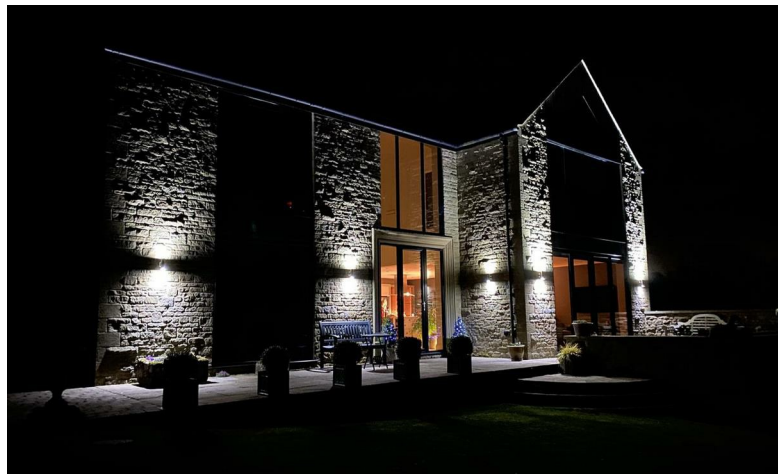


STUNNING is an understatement - This is an AMAZING HOME & Essential Viewing. 326sqm (3,509sqft) of sublime style, elegance, design & light-infused living: South facing 3-Storey Central Atrium, 9.92m x 9.50m max (32'6" x 31'2") open Main Living Area, Sitting Room, 'Glazed' Office, Gym with Sauna...; 5 Double Bedrooms & 4 Bath/Shower Rooms. Large 8.00m (26'2") Garage plus upper floor, extensive secure Parking, walled Gardens (Electric entrance gates) & Outbuildings, & then the VIEWS...

Built 2012 by NHBC Award Winning Builder: Under-floor heating throughout & mechanical heat reclamation system (individual room thermostatic control), Anthony Nixon hand-built kitchen, Villeroy & Boch sanitary ware, Grohe taps & Jura Limestone flooring. EPC 83-B rated.

Bowes is an historic\* & vibrant Teesdale community village: Primary School, active Village Hall, Public House, Social Club, Church & Bowes Castle - built between 1171 & 1187. Nearby is the market town of Barnard Castle (5 miles) & Darlington is about 21 miles (London Kings Cross: 2 hours 20 minutes), A66 trans-Pennine route (1 mile) & A1(M) Scotch Corner 16 miles, Penrith & M6 motorway about 35 miles. The surrounding scenery is magical.

## Offers over £1,000,000



## HALL

## WASHROOM/WC

### UTILITY 2.95m x 2.74m

### 'LIVING' KITCHEN 9.92m x 5.49m min (32'6" x 18'0" min)

Full-height window & STUNNING VIEWS. Superb Anthony Nixon hand-built & fully equipped kitchen with large Granite island unit. Jura Limestone flooring running through to the:

### ATRIUM DINING ROOM 8.80m x 3.76m (28'10" x 12'4")

Beautiful floating Oak & glazed staircase. Full-height window with glazed door & STUNNING VIEWS.

### OFFICE/SNUG 3.76m x 2.71m (12'4" x 8'10")

Full-height glazed screen & door - to capture the outlook.

### SITTING ROOM 6.87m x 4.63m (22'6" x 15'2")

Full-height window with STUNNING VIEWS. Wood-stove.

### GYM & SAUNA 4.63m x 4.00m (15'2" x 13'1")

Door to outside & Hot Tub.

### FIRST FLOOR LANDING 5.05m x 2.19m (16'6" x 7'2")

Glazed balustrade & STUNNING VIEWS.

### Vaulted BEDROOM 1. 7.56m x 5.49m (24'9" x 18'0")

Including EN SUITE BATH/SHOWER ROOM & DRESSING ROOM. 4.36m/ max vaulted ceiling & full-height window with STUNNING VIEWS.

### BEDROOM 2. 5.49m x 5.44m (18'0" x 17'10")

Including EN SUITE SHOWER ROOM.

### BEDROOM 3. 5.19m x 4.64m (17'0" x 15'2")

Including EN SUITE SHOWER ROOM. Full-height window with STUNNING VIEWS.

### BEDROOM 4. 3.78m x 3.72m (12'4" x 12'2")

### BEDROOM 5. 4.64m x 3.21m (15'2" x 10'6")

### 'House' BATH/SHOWER ROOM 3.47m x 2.55m (11'4" x 8'4")

## OUTSIDE & VIEWS

Electric gates open to a Tarmac driveway leading to an extensive forecourt & the:

### GARAGE plus UPPER FLOOR 8.00m x 6.51m (26'2" x 21'4")

A cavity constructed building with twin wide electric doors, light & power. Stairs to 8.00m max x 3.97m/26'2" x 13'0" First Floor Area - POTENTIAL Home-Office etc CONVERSION space.

## GARDENS & GROUNDS

Lawned front & rear gardens with stone-flagged terrace & wall-water feature. Side area with Hot Tub. Driveway to further hard-standing (Motor home etc) & Vegetable Area. Garden door to:

## OUTBUILDINGS

Courtyard & Covered Area, 2 useful restored Buildings (3.00m x 2.41m/9'10" x 7'10" & 2.64m x 2.38m/8'7" x 7'9") plus small Wine Store!

## NOTES

- (1) Oil Central Heating
- (2) Council Tax Band: G

## \*HISTORIC BOWES

The pub, once a 17th-century coaching inn, famously played host to Charles Dickens who found inspiration in the village academy, which he immortalised as Dotheboys Hall in Nicholas Nickleby.

The graves of 2 people who inspired characters portrayed by the great author can be seen in Bowes churchyard to this day: William Shaw (1782-1850) was the headmaster of The Bowes Academy, & is said to have been the model for Wackford Squeers in Nicholas Nickleby - they share the same initials. George Ashton Taylor, who died in 1822 aged 19, inspired Dickens to create the character of Smike in the same novel.

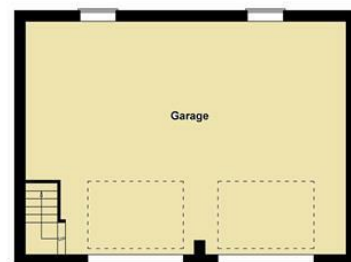
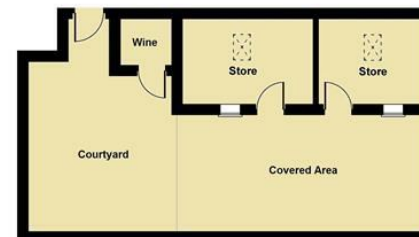
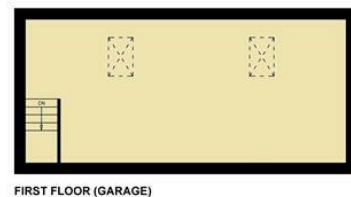
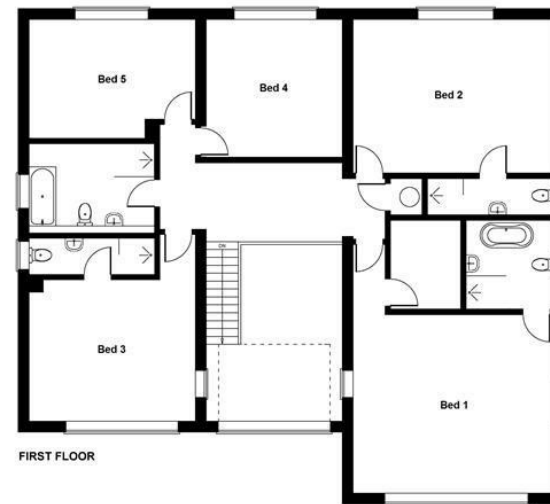












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2022

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

78 82

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		