



# CARVERS

SALES & LETTINGS

Bowes

Barnard Castle, DL12 9HN

Offers in the region of £625,000

House - Detached



Kirk House is an impressive four-bedroom detached residence adjacent to Bowes Castle and set within the charming village of Bowes, enjoying a superb position on a generous plot with breathtaking views across the Greta Valley.

This attractive home offers well-balanced and versatile accommodation, perfectly suited to modern family living. The ground floor provides a wealth of space, with beautifully proportioned reception areas that flow effortlessly, creating an ideal setting for both everyday life and entertaining. Large windows allow natural light to flood in, while also making the most of the stunning surrounding scenery.

To the first floor, there are four well-appointed bedrooms, including a spacious principal master bedroom. The bedrooms are served by a bathroom/w.c., and a shower room/w.c., offering comfortable accommodation for family members and guests alike. There is a garage/workshop and a very large driveway for car parking.

Externally, Kirk House truly comes into its own. Occupying a substantial plot, the property benefits from extensive outdoor space, ideal for families, gardening enthusiasts or those simply looking to enjoy a peaceful rural setting. The elevated position ensures far-reaching views over the Greta Valley, providing a spectacular backdrop throughout the seasons.



- Fabulous large detached family home
- Beautiful gardens extending to 0.5 acre
- Bathroom/w.c. and a shower room/w.c.
- Lovely kitchen/breakfast/family room
- Superb semi rural position with stunning views over Greta Valley
- Four good size bedrooms
- Four well proportioned reception rooms
- Utility room and downstairs w.c.

#### GENERAL INFORMATION:

Tenure: Freehold

Services: Oil heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham County Council (Tax Banding F)

#### Buyers Identification Checks

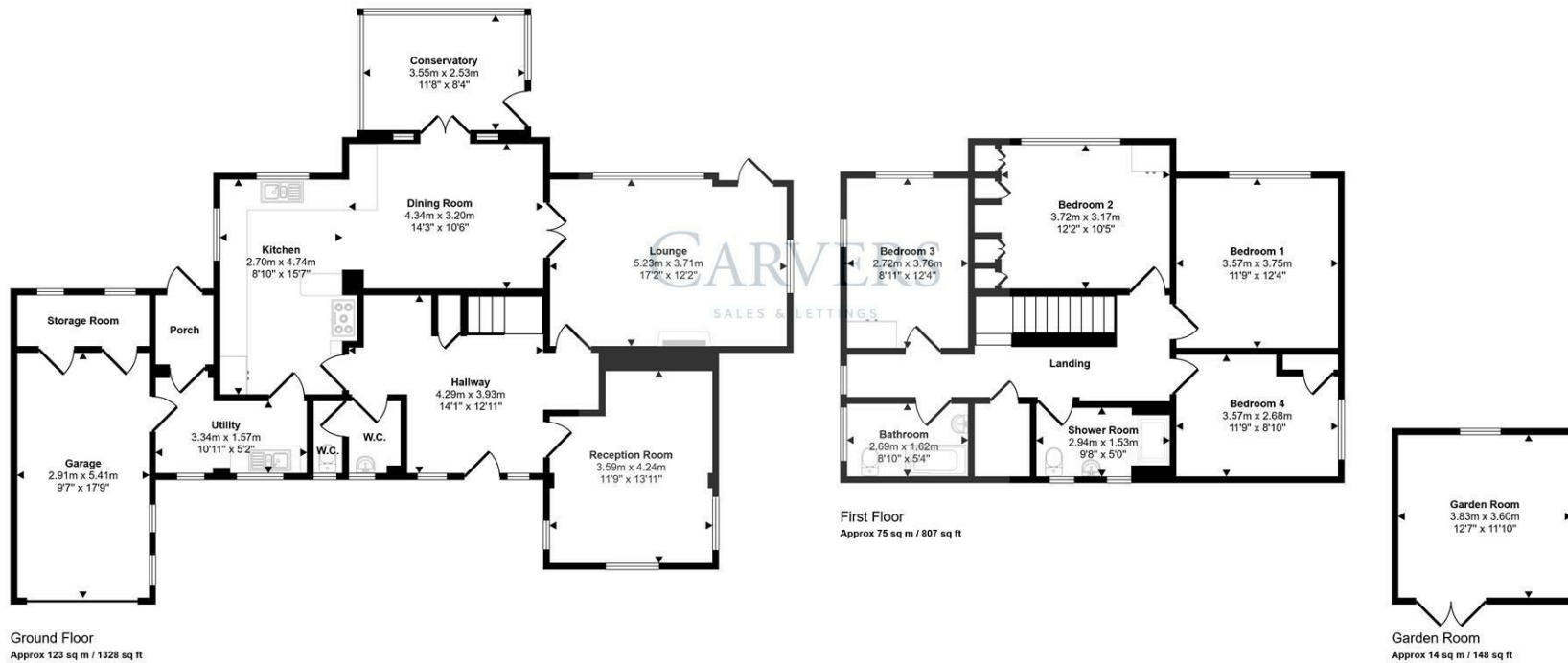
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#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



Approx Gross Internal Area  
212 sq m / 2283 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
1689.00 sq ft

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