

Church Street, Bishop Middleham, DL17  
9AF  
5 Bed - House - Semi-Detached  
£485,000

**ROBINSONS**  
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Positioned beautifully within the heart of the desirable, semi-rural location of Bishop Middleham, we are delighted to present to the market this 5/6 bedroom family residence in the executive location of Church Street. 'Solace House' is an exquisite dwelling which dates back to the 17th Century, oozes character & authenticity throughout & has undergone vast improvements within the last 4/5 years to incorporate a spectacular gym & a sensational 24ft (approx) lounge. Extending over 5 floors & boasting 3/4 reception rooms, this is the ideal purchase for clients seeking both space & style & is perfect for family living. Having easy access to all of the local amenities offered in both Bishop Middleham & the neighbouring village of Sedgefield & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits further from gas fired central heating. In brief, this sensational property comprises: Entrance porch through to a welcoming hallway with stairs to both upper & lower levels. The lower level leads to a kitchen with a range of fitted wall & base units, snug/dining room, utility room/wc & a useful cellar. To the ground floor, an exquisite lounge (measuring 24ft approx) has French doors to a conservatory overlooking the rear garden. The first floor boasts three spacious rooms, one of which is currently used as a gym whilst another is a playroom. On the second floor, the spacious master bedroom (measuring 16ft approx) hosts a stunning en-suite shower room & overlooks the rear garden, whilst to the third floor, there is a modern family bathroom & two further bedrooms. Externally, the property enjoys a substantial, East-facing garden to the rear, complete with raised beds & sunroom, is largely laid to lawn with additional patio area. There is side access to the front which boasts a driveway with parking for up to five vehicles & a single garage. Viewing is essential.

FREEHOLD  
EPC Rating: D  
Council Tax: E

**ENTRANCE PORCH****ENTRANCE HALLWAY****LOUNGE**

20'4 x 15'1 (6.20m x 4.60m)

**CONSERVATORY**

9'2 x 12'4 (2.79m x 3.76m)

**FIRST FLOOR LANDING****STUDY/BEDROOM**

10'1 x 9'11 (3.07m x 3.02m)

**PLAYROOM**

20'3 x 15'10 (6.17m x 4.83m)

**GYM**

13'1 x 15'10 (3.99m x 4.83m)

**SECOND FLOOR LANDING****MASTER BEDROOM**

15'5 x 16'4 (4.70m x 4.98m)

**EN-SUITE SHOWER ROOM**

8'1 x 11'7 (2.46m x 3.53m)

**FAMILY BATHROOM**

9'9 x 10'3 (2.97m x 3.12m)

**BEDROOM TWO**

19'8 x 15'2 (5.99m x 4.62m)

**BEDROOM THREE**

9'9 x 15'1 (2.97m x 4.60m)

**LOWER FLOOR****KITCHEN**

12'5 x 10'6 (3.78m x 3.20m)

**SNUG / DINING AREA**

24'8 x 16'6 (7.52m x 5.03m)

**UTILITY ROOM**

6'7 x 9'10 (2.01m x 3.00m)

**CELLAR**

10'6 x 12'8 (3.20m x 3.86m)

**EXTERNALLY****GARAGE**

18'5 x 11'9 (5.61m x 3.58m)



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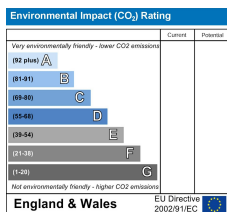
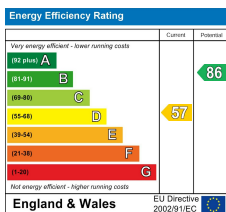
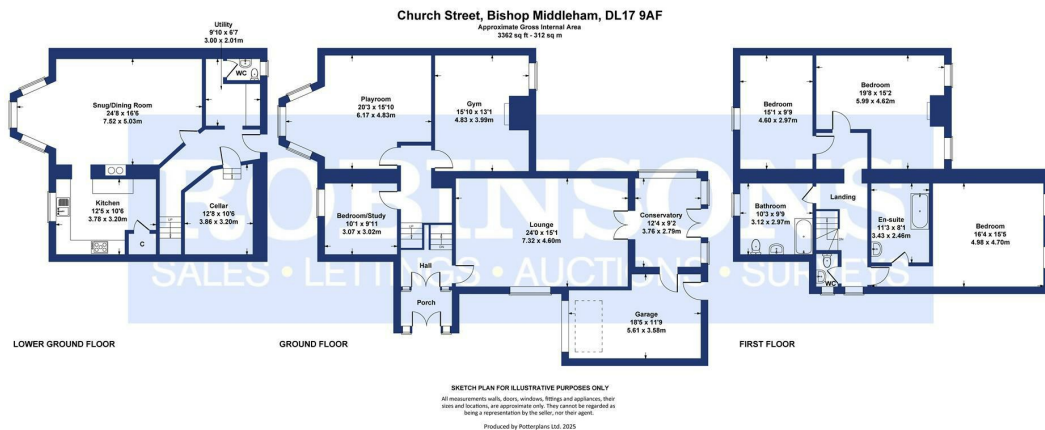
Surveys and EPCs

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Strategic Marketing Plan

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