



Church Street, Bishop Middleham, DL17 9AF  
4 Bed - House - Detached  
£465,000

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## Church Street Bishop Middleham, DL17 9AF

An absolute credit to its current owners, we are delighted to welcome to the market this stunning executive detached family residence located within the exclusive location of Church Street, in the highly sought after, semi-rural location of Bishop Middleham. Baytree Cottage is an exceptional property boasting an individually designed layout, which has been lovingly upgraded & perfect for the growing family.

The home is flooded with natural light throughout, is situated on an elevated position & enjoys lovely views to the rear of this picturesque village. Offering spacious living accommodation over three floors, four double bedrooms & additional study, there is ample room for everyone to have their own space and privacy within the exquisite residence.

Having easy access to all of the local amenities offered within the area itself, the property is within a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout.

Boasting a spectacular open-plan kitchen/diner/family room (measuring 28ft approx) & a separate lounge (measuring 20ft approx) with beautiful 'Cathedral' window, the property is complimented by its beautifully maintained tiered rear garden, providing a peaceful retreat where you can unwind and enjoy the outdoors in the comfort of your own home.

We thoroughly recommend full internal viewing in order to fully appreciate the style, size, layout, location & standard of this remarkable dwelling.

Don't miss the opportunity to make this unique property your own. With its prime location and charming features, this detached house is ready to welcome you home & ticks every box for the larger family.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: F



















## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

### **CLOAKROOM / WC**

### **UTILITY ROOM**

9'3 x 9'2 (2.82m x 2.79m)

### **OPEN-PLAN KITCHEN/DINER/FAMILY ROOM**

28'6 x 20'8 (8.69m x 6.30m)

### **LOWER GROUND FLOOR**

### **LOUNGE/GARDEN ROOM**

20'8 x 18'10 (6.30m x 5.74m)

### **BEDROOM FOUR**

12'11 x 9'8 (3.94m x 2.95m)

### **SEPARATE STUDY**

12'7 x 5'10 (3.84m x 1.78m)

## **FIRST FLOOR**

### **MASTER BEDROOM**

16'8 x 12'3 (5.08m x 3.73m)

### **BEDROOM TWO**

14'8 x 12'9 (4.47m x 3.89m)

### **BEDROOM THREE**

13'10 x 11'3 (4.22m x 3.43m)

### **FAMILY BATHROOM**

10'4 x 6'8 (3.15m x 2.03m)

### **EXTERNALLY**

### **DOUBLE GARAGE**

17'4 x 17'1 (5.28m x 5.21m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>	74	79
(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	

**Baytree Cottage, Bishop Middleham, DL17 9AF**

Approximate Gross Internal Area  
2350 sq ft - 218 sq m



**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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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