



FINE & COUNTRY
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3 ATTWOOD PLACE
TOW LAW | DL13 4ER

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Through time this Grade II listed building has been separated into five dwellings and number 3 occupies part of what was originally the main house. The original owner was Charles Attwood (1791-1875), the founder of Weardale Iron and Coal Company in Tow Law in 1845. The house retains many of its original features, including the large front door, impressive entrance hall and the circular aperture at the top of the building which once housed the company clock.

Inside the property has been sympathetically modernised, making the most of the original plaster cornice, stunning bay windows with working shutters and unique diamond shaped sash window. The large reception room to the front of the property is simply stunning and houses a grand marble fire place with a working fire. The large bay window enjoys views across the neighbouring fields. The spacious kitchen/diner is comprehensively fitted with a range of solid oak units, contrasting black granite work surfaces, free standing cooking range and slate flooring. To the first floor there are 3 good sized bedrooms and family bathroom, whilst a further 2 double bedrooms are created within the loft space and serviced by another bathroom. To the rear of the property there is a walled garden providing a secure play area for children, with a large decking area used for entertaining family and friends. There is also a oversized stone garage with access to the rear lane. To the front of the property there is a smaller mature garden which is a lovely place to sit and enjoy the morning sun. As Tow Law is located on the A68 you are within easy commuting distance of many major towns and cities such as Durham, only twenty minutes away, whilst Newcastle and Sunderland are approximately forty minutes.











CONTINUED

LANDING:

Window to rear elevation overlooking rear garden and countryside beyond, corbelled arch, large recess, corniced ceiling, stairs to second floor.

MASTER BEDROOM:

21'7 x 18'8 6.58m x 5.69m

A large bedroom with bay window and shutters to front elevation overlooking countryside, Period feature fireplace, picture rail, corniced ceiling with centre rose, wall lights, high skirting boards.

BEDROOM 2:

13'4 x 14'0 4.06m x 4.27m

To the rear, panoramic views over countryside and fells beyond. Feature cast period fireplace

BEDROOM 3:

14'1 x 8'5 4.29m x 2.57m

To the front, dado rail, corniced ceiling.

FAMILY BATHROOM:

Well appointed, recently re fitted with a stylish white suite comprising of a free standing roll top bath, large corner shower cubicle, vanity wash hand basin, low level WC, heated towel rail incorporating a radiator, attractive tiled walls and flooring, feature diamond shaped window.

SECOND FLOOR:

BEDROOM 4:

19'11 x 13'1 6.07m x 3.99m

Vaulted ceiling, dormer window to rear elevation, velux window, storage to eaves.

BEDROOM 5:

13'1 x 14'4 3.99m x 4.37m

Another attractive room with feature circular window to front elevation, velux window, storage cupboard.

BATHROOM:

White contemporary suite comprising of a deep double ended bath, pedestal wash hand basin, low level WC, corner shower cubicle, heated towel rail, tiled walls and flooring.

EXTERNALLY:

To the front of the property there is a mature forecourt garden with centre path.

To the rear of the property there is a maintained and enclosed garden laid to lawn with raised decked area, barked play area, out building. There is also a stone built garage,; stone flagged flooring, old cast range, power and lighting. This building is suitable for parking of a small vehicle.

- Everest timber double glazed windows to rear elevation
- Gas fired central heating via radiators throughout
- TV, BT sockets and switches are plentiful throughout
- * Freehold
- * EPC exempt due to being a listed building.
- * Council Tax Band:- C - Durham

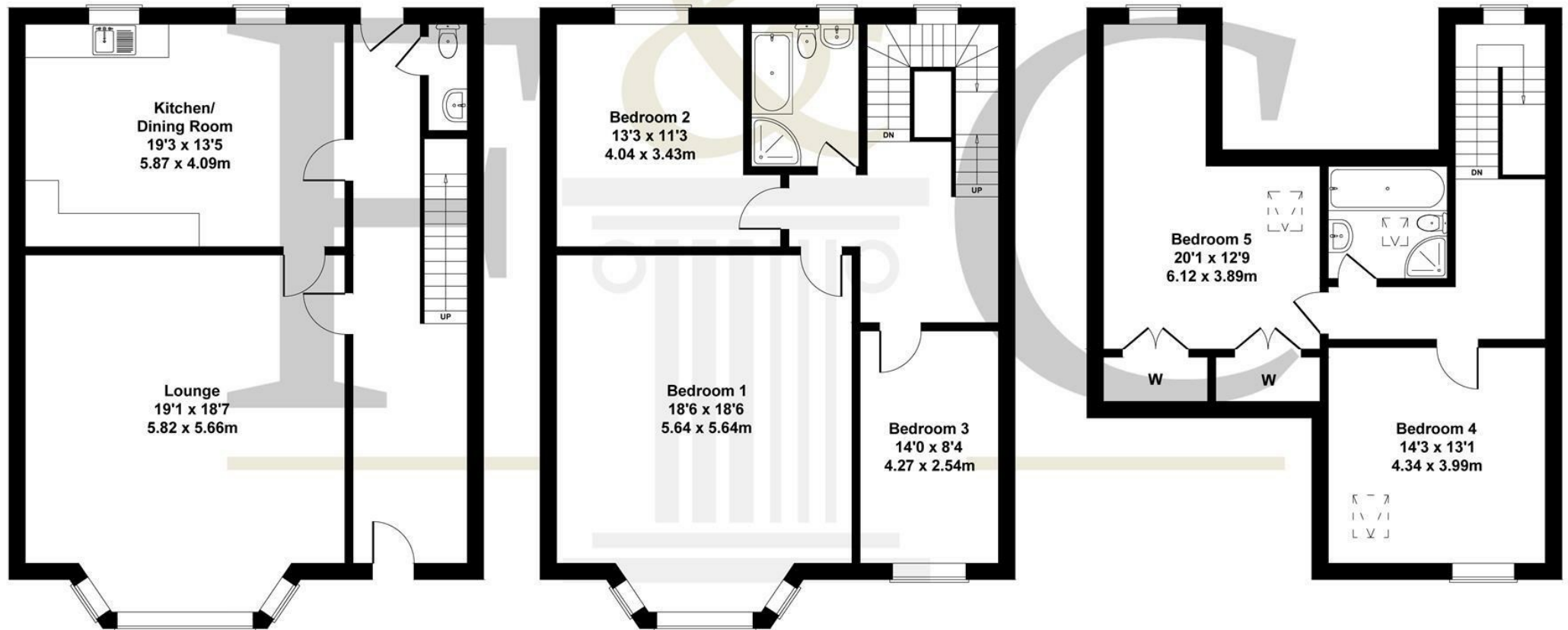
VIEWINGS;_

Via Fine & Country:-

Tel 01740 645444

3 Attwood Place

Approximate Gross Internal Area
2393 sq ft - 222 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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. 2023

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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