

A two-story stone house with a tiled roof, two chimneys, and a central doorway. The house is surrounded by a green lawn and a stone wall. A large tree with green leaves is in the foreground, partially obscuring the house. The sky is blue with white clouds.

Woodbine House

Bowes



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Nestled in the heart of the picturesque village of Bowes, Woodbine House is a handsome double-fronted stone-built detached residence brimming with character and potential. This charming property offers spacious family accommodation and the opportunity to make your own mark while enjoying the pleasures of village life.

Upon entry, a welcoming hallway provides access to both the living room and dining room. Each reception room boasts a striking bay window which fills the space with natural light. Traditional features such as coving to the ceiling and tiled fireplaces with open fires create an inviting ambience, perfect for both everyday living and entertaining guests.

The well-appointed kitchen is fitted with a range of wooden wall and floor units as well as a breakfast bar, and enjoys lovely views over the rear garden. Adjacent is a practical utility room and cloakroom incorporating a separate wc - with ample storage and space for a tumble dryer. From here, a rear door leads directly out to the garden, allowing for seamless indoor-outdoor living.

Upstairs, the thoughtful layout continues with four double bedrooms. Each bedroom enjoys views either to the front of the property—with countryside vistas—or the peaceful rear garden views. A well-proportioned family bathroom serves the first floor.

The beautifully maintained walled rear garden is predominately laid to lawn, framed by established planted borders and a mature apple tree. There are two garden stores and a timber shed, offering excellent storage for garden equipment. At the rear, a gap in the garden wall provides access to an additional plot—ideal for extending the garden, establishing a vegetable patch, or creating a bespoke outdoor retreat.

Woodbine House sits in the historic village of Bowes, known for its strong community spirit, attractive stone cottages, and its famous 12th-century Bowes Castle. Picturesque walks can be enjoyed along the River Greta and through the surrounding countryside. The thriving market town of Barnard



Castle is just a short drive away, offering a variety of shops, cafes, restaurants, and the renowned Bowes Museum. Excellent road links via the A66 provide easy access to the Yorkshire Dales and the North Pennines Area of Outstanding Natural Beauty.

This delightful home, with its oil-fired central heating and double glazing throughout, is presented in good order but offers scope for modernisation to suit individual tastes.

Arrange a viewing today to fully appreciate the charm, space, and idyllic location that Woodbine House has to offer.

PRICE

£365,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T:01833 638094 opt 1

PROPERTY INFORMATION

Land Registry Title Number: DU222788 and DU299346

Local Authority: Durham

Council Tax Band: D

Annual Cost: £2,622

Tenure: Freehold

Flood Risk Very low

Conservation Area: Bowes

Predicted Broadband Speeds: Basic: 20 Mbps, Superfast: 80 Mbps, Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water and Mains Drainage

Heating: Oil Fired Central Heating



SURVEY

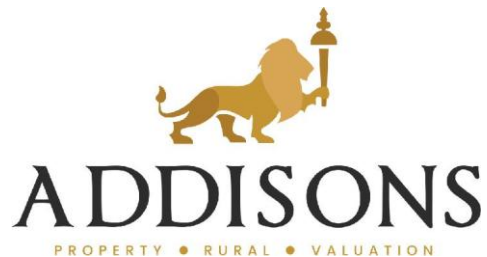
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and will need to be verified by the seller's solicitor.

BROCHURE

September 2026

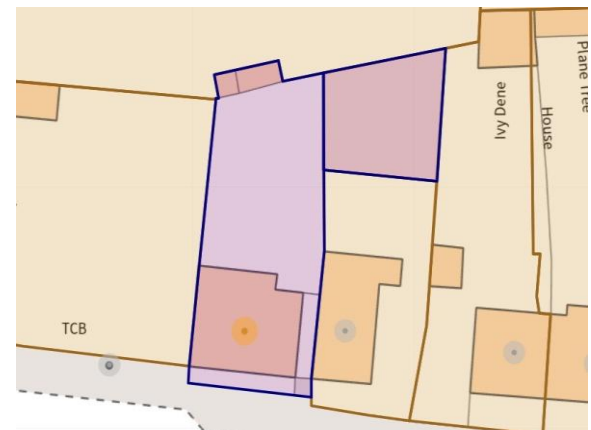


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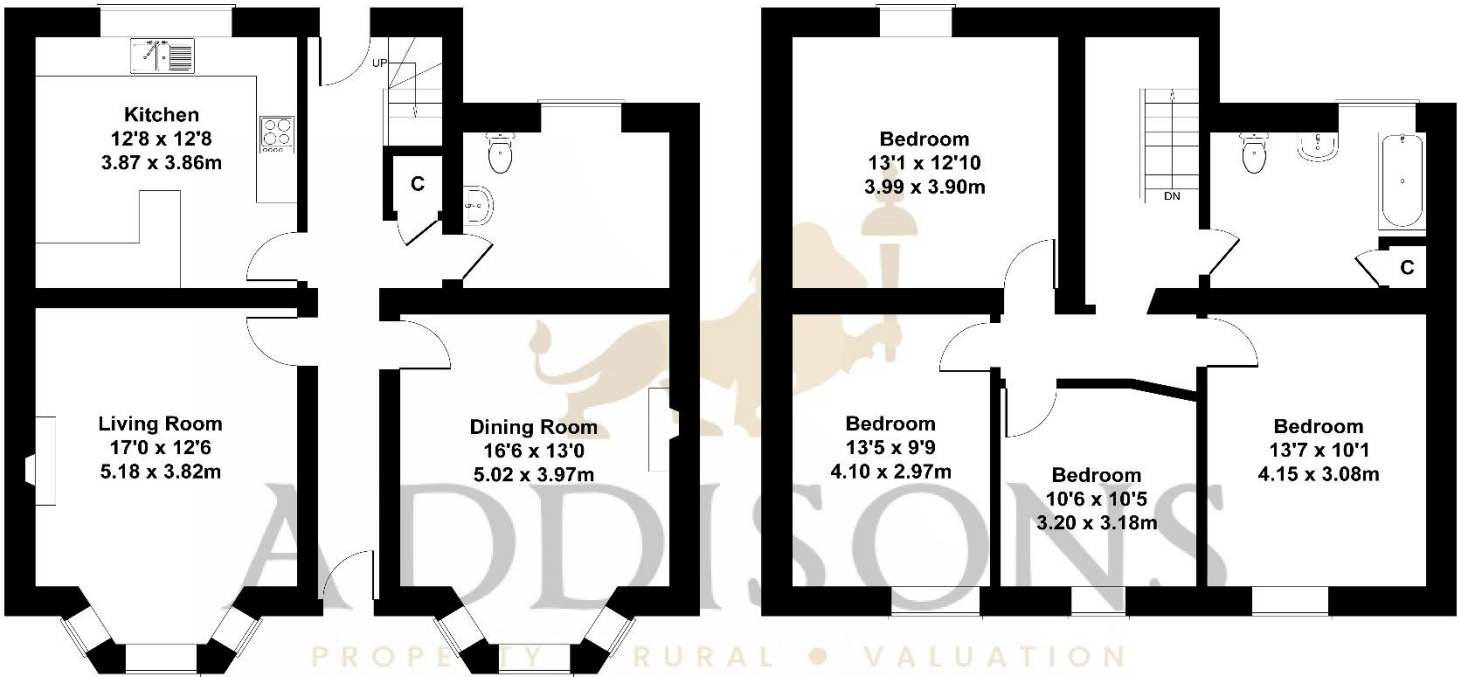
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Floor Plan

Woodbine House, Bowes



GROUND FLOOR

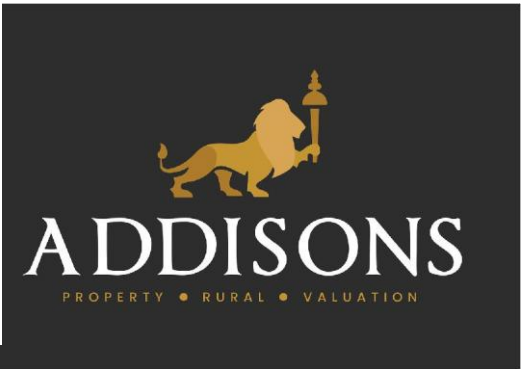
FIRST FLOOR

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. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		



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