

Tuns House  
Church Bank, Eggleston



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& Parker

Land and property. Since 1885.

An exceptional Grade II listed stone-built period property offering fabulous living spaces, situated in a village location with breathtaking views, close to Barnard Castle

Tuns House is a beautifully presented period home dating back to 1600's in part and offering almost 5,200 sq ft of internal space arranged over two floors. The property has been sensitively modernised and reconfigured over the last few years including renovations to the roof, windows, the heating system along with the addition of a new kitchen and bathrooms. The property offers contemporary luxury with a wealth of character features, including exposed timber beams, herringbone flooring and handsome original stone fireplaces.

The ground floor accommodation is designed for both comfort and entertaining. A welcoming reception hall leads to a formal dining room with fireplace and woodburner, which opens to a neighbouring stylish sitting area with feature fireplace and woodburner, along with a dedicated office. The true heart of the home is the fabulous open-plan kitchen and sitting area, an expansive space featuring bespoke cabinetry, a large central island with breakfast bar, a range cooker, Kettle hot water tap and high-end integrated appliances. A woodburner adds warmth, while doors open directly onto the rear terrace, filling the space with natural light. The ground floor also offers an annexe with one bedroom, bathroom and an adjoining kitchenette. A large utility and traditional boot room complete the ground floor living space. Attached to the main house are workshop and storage spaces, offering potential for a variety of uses, including professional workspace, gym, cinema room or for conversion into a two-bedroomed holiday cottage, which planning has been passed for.

On the first floor, there are four generous double bedrooms, some with attractive window seats. The principal bedroom offers a luxurious retreat with a modern en suite bathroom, while two additional bedrooms feature fireplaces, one of which also benefits from en suite facilities.



A further bedroom, a family bathroom and a dedicated dressing room complete the floor.

The property is approached via a side driveway providing ample parking and access to a double garage. To the rear, a stone-flagged terrace offers an ideal setting for al fresco dining and entertaining, overlooking well-maintained level lawns and enjoying fabulous countryside views. The property is set in a sizeable plot and includes a large barn which offers great potential.

**Location**

Tuns House is set within the picturesque village of Eggleston in Teesdale, with easy access to The Teesdale Way for keen walkers. The village offers a welcoming inn, village hall and riverside walks, while nearby Barnard Castle provides a wide range of shops, supermarkets and leisure facilities, together with cultural attractions including the Bowes Museum. Further amenities can be found in Middleton-in-Teesdale, Darlington and Durham, offering an extended choice of retail, dining and transport connections. The area is well served by schooling, with independent options including Barnard Castle School, Durham School and Durham High School for Girls. Road links via the A67 and A688 provide access to the A1(M), while Durham, Newcastle and Teesside International Airport are all within convenient reach.

Postcode: DL12

**General**

Local Authority: Durham Council  
Services: Mains electricity, gas, water and drainage. Oil central heating. Propane gas for kitchen hob in annexe.  
Council tax : Band E  
EPC : Band D  
Tenure: Freehold  
Mobile phone coverage: Information can be found here <https://checker.ofcom.org.uk/>

5,192 sq ft (482 sq m)

5 reception rooms

5 bedrooms

4 bathrooms

Double garage

Generous garden

Village

Guide price £895,000



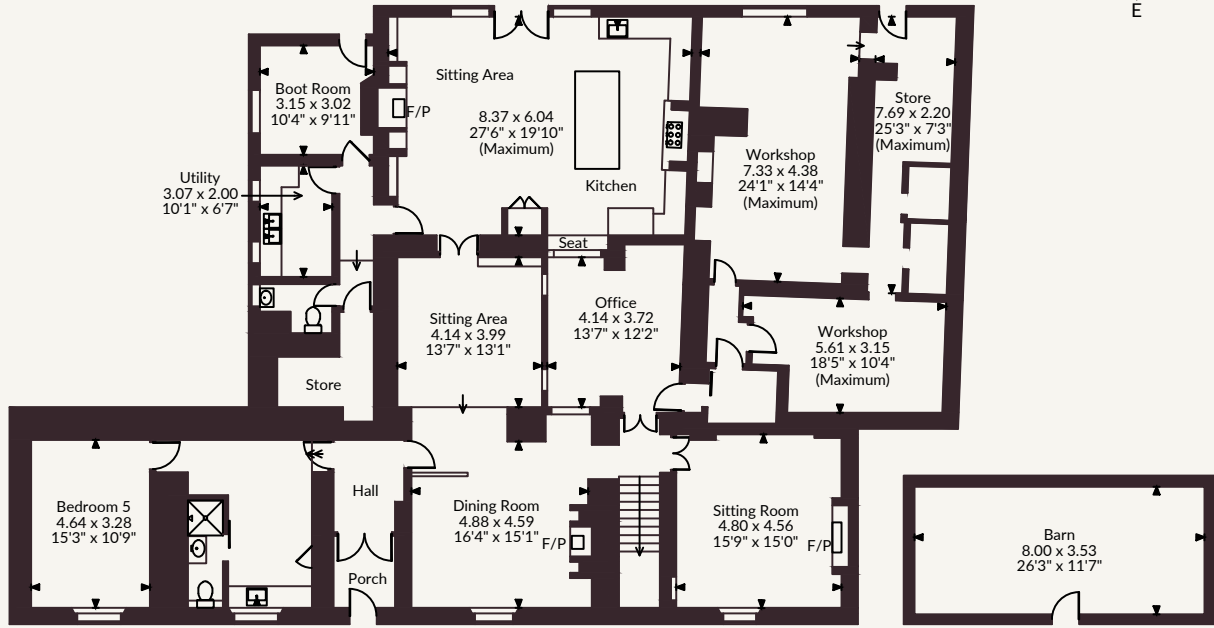
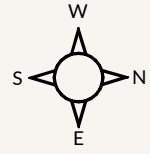
**Tuns House, Church Bank, Eggleston, Barnard Castle**

Main House internal area 5,192 sq ft (482 sq m)

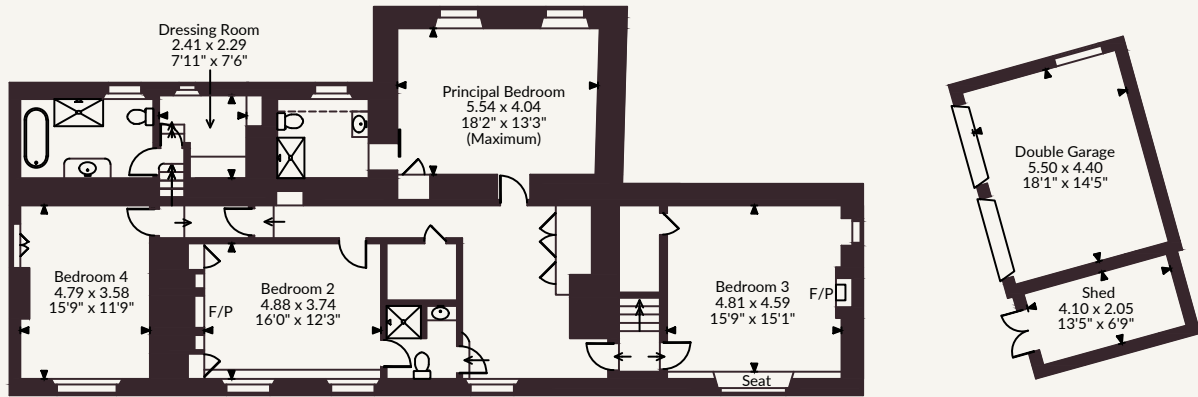
Garage internal area 260 sq ft (24 sq m)

Barn and Shed internal area 391 sq ft (36 sq m)

Total internal area 5,843 sq ft (543 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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