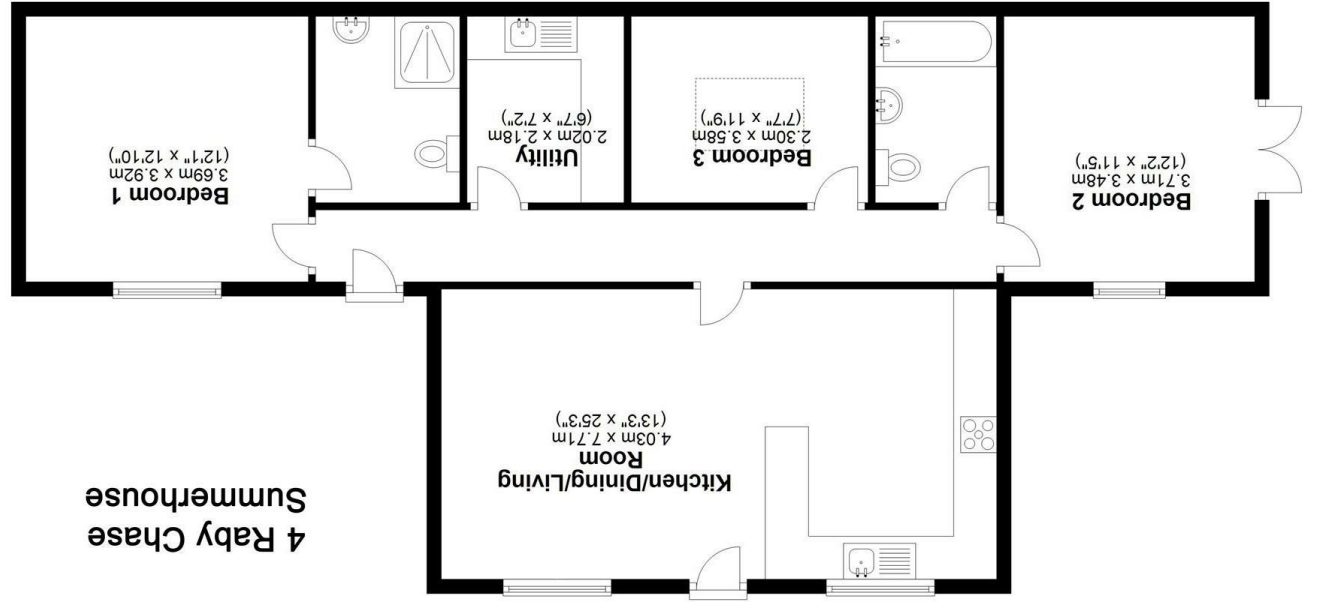


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
  2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
  3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
  4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
  5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
  6. Please discuss with us any aspects that are important to you prior to travelling to the property.

**Disclaimer Notice**

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vuesixty Ltd



Energy Efficiency Rating	
Potential	Current
89	78
<b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



# 4 RABY CHASE

Summerhouse, County Durham DL2 3US





# 4 RABY CHASE

Summerhouse, County Durham DL2 3US

4 Raby Chase is a superbly presented Grade II Listed three bedroom barn conversion, situated in the highly sought after village of Summerhouse. Available with no onward chain. Viewing is highly recommended to appreciate the accommodation on offer.

- \*Grade II listed barn conversion
- \* Three bedrooms
- \* Open plan living/dining/kitchen
- \* Exposed beams
- \* Enclosed gardens
- \* Designated parking



**GSC GRAYS**  
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#### Situation & Amenities

Darlington 6 miles, Barnard Castle 12 miles, Bishop Auckland 9 miles. Please note all distances are approximate. Nearby Ingleton benefits from a primary school, public house, mobile post office and active village hall community. Educational opportunities (primary, comprehensive and private) including the well known Barnard Castle School, can be found in Barnard Castle, Staindrop and Darlington. Both Barnard Castle and Darlington benefit from a selection of both independent and national retailers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance.

#### Accommodation

Door to:

#### Living/Dining Kitchen

This room boasts exposed beams and trusses with open plan kitchen comprising of fitted wall and base units, block wood work surface, Belfast sink and the following integrated appliances: dishwasher, fridge, freezer, microwave, Leisure range cooker and extractor hood. There is space for a dining table and chairs, dual aspect windows and engineered wood and tile flooring. Door to:

#### Hall

With doors to:

#### Utility

Fitted wall and base units, stainless steel sink with mixer tap and drainer, contrasting work surface, central heating boiler and an integrated washing machine/dryer.

#### Bedroom One

With double glazed window and door to:

#### En-suite

With inset spot lights, step shower cubicle, low WC and pedestal wash hand basin.

#### Bedroom Two

With dual aspect windows, timber double door to garden. This room could be used either as a bedroom or a sitting room.

#### Bedroom Three

With lightwell to ceiling.

#### Main Bathroom

Comprising a three piece bathroom suite, a panelled bath with shower over, low WC and pedestal wash hand basin.

#### Externally

Enclosed garden mainly laid to lawn with fenced boundary and patio area.

#### Services

Mains electricity, drainage, gas and water are connected. Gas fired underfloor central heating.

#### Parking

Designated parking for one vehicle

#### Local Authority

Durham County Council.

#### Council Tax

For Council Tax purposes the property is banded D.

#### Particulars

Particulars October 2023

Photographs October 2023

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