



THE LAURELS  
Barningham



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# THE LAURELS

Barningham, North Yorkshire, DL11 7DU

An attractive, Grade II Listed stone built family home offering great potential, situated in the heart of a highly sought after village.

## ACCOMMODATION

This period property offers good sized accommodation, benefitting from a living room, breakfast kitchen, formal dining room and utility, as well as a master bedroom with en-suite, to the ground floor.

To the first floor, there are two further bedrooms, one of which also benefits from an en-suite shower room, perfect for guests and a house bathroom.

Externally, there are lawned gardens to both the front and rear, which have potential for further landscaping. There is also a garage and an outbuilding, which have potential to create additional living accommodation (subject to consents).



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## Situation and Amenities

Barningham is a small picturesque North Yorkshire village situated on the edge of Barningham Moor, with a pub/ restaurant and village hall. The village is approximately 6 miles from the market town of Barnard Castle and 8 miles from the historic town of Richmond with a wide variety of amenities, including independent and national shops, restaurants and school facilities.

Barningham is easily accessed from the A66, with excellent transport links to the A1(M) at Scotch Corner, making the main business centres of Newcastle, Durham, Teesside and Leeds, all within commuting distance. Railway stations on the East Coast Mainline can be found at Northallerton and Darlington, offering services to London Kings Cross. Newcastle, Durham Tees Valley and Leeds/Bradford Airports are also easily accessible.

## Accommodation Comprises: Ground Floor

The entrance hall has a staircase to first floor and doors to both living room and breakfast/kitchen. The living room has a cast iron fireplace, two sash windows overlooking the front garden and a door to the master bedroom. The master bedroom has a window to front elevation and a three piece en-suite shower room.

The kitchen breakfast room has a matching range of wall and base units, incorporating rolled edge work surfaces, with integrated electric oven, hob and space for a washing machine and fridge/freezer. The dining room is accessed through glazed panelled doors from the kitchen, with a utility room beyond.







### First Floor

There is a galleried landing and picture window to the side elevation. There is a guest bedroom, with en-suite shower room, a further bedroom and a house bathroom.

### Externally

To the front of the property, there is a garden mainly laid to lawn with walled boundaries and planted borders. To the rear of the property is a further lawned garden, with access to the outbuilding and garage.

### Outbuilding and Garage

There is a useful outbuilding, currently used for storage opening into a garage. Both offer huge potential, subject to necessary planning consents, to provide further residential accommodation. There is vehicle access to the rear of the property providing off street parking and access to the garage.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.



### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

### Particulars and Photographs

The particulars amended 2024.

### Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.

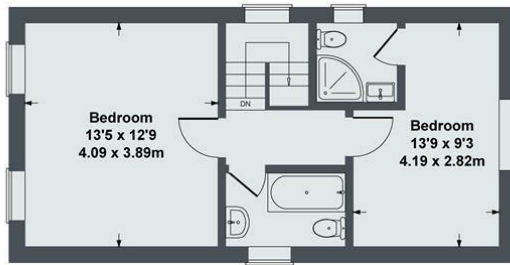
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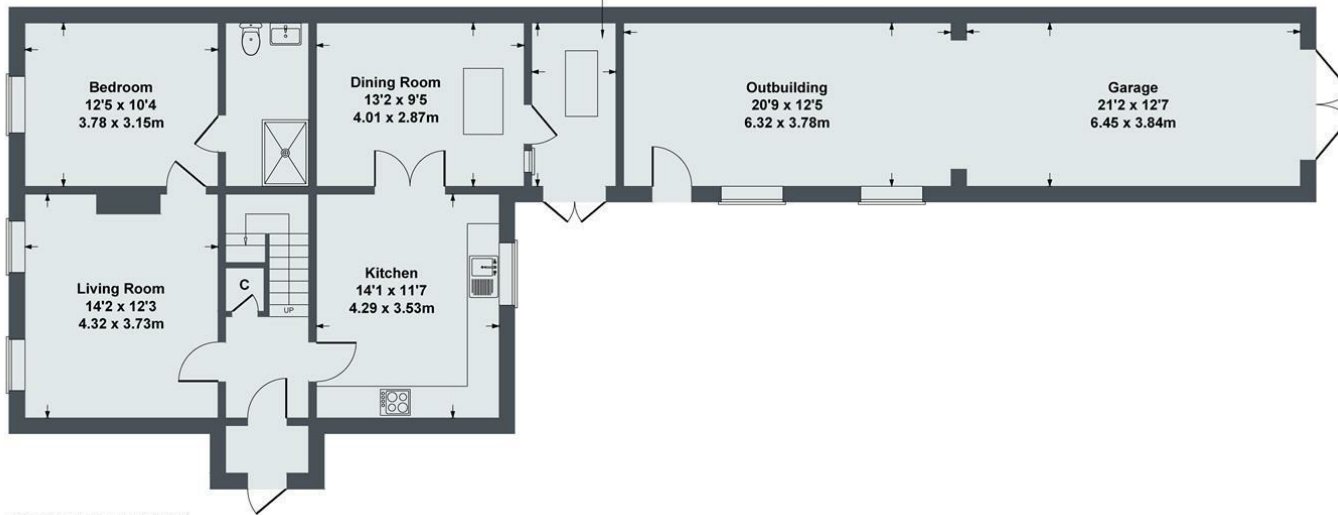
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# The Laurels, Barningham

Approximate Gross Internal Area  
1722 sq ft - 160 sq m



**FIRST FLOOR**



**GROUND 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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