

# CHATWOOD LODGE

Stainton, Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# CHATWOOD LODGE

Barnard Castle, County Durham, DL12 8RD

We are delighted to offer to market this beautifully presented, detached family home in the popular village of Stainton. This executive home with breath-taking views over the County Durham countryside offering ample living space for a growing family along with four double bedrooms, a home office and a detached double garage.

## ACCOMMODATION

- \* Detached stone built family home
  - \* Four double bedrooms
  - \* Two reception rooms
  - \* En-suite shower room
- \* Breath-taking views over the countryside
  - \* Double garage with EV charger point
    - \* Lawned gardens



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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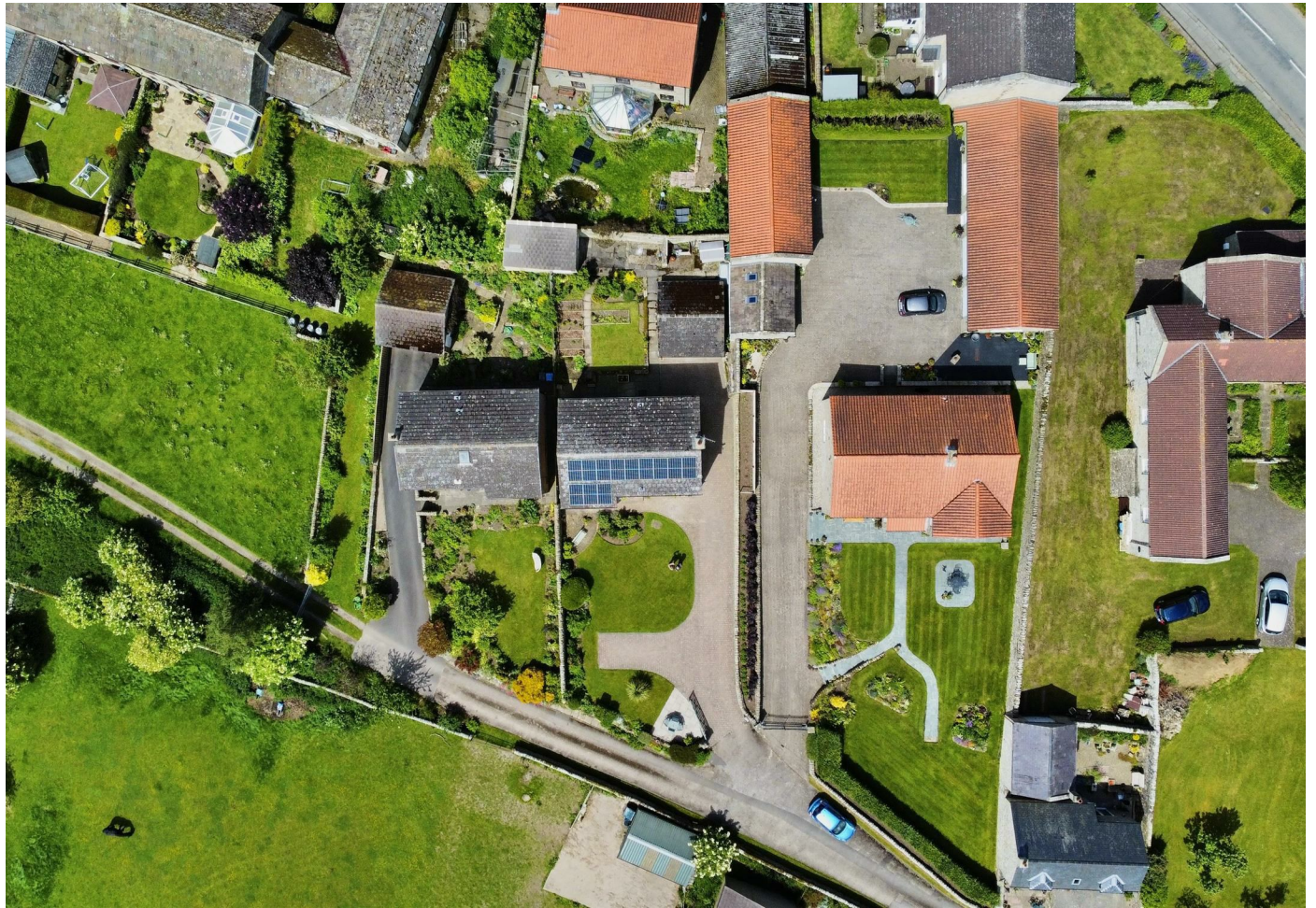


## Situation & Amenities

Darlington town centre 16 miles, Durham 23 miles, Newcastle upon Tyne 48 miles, Leeds 75 miles, (please note all distances are approximate). Stainton village offers an abundance of public footpaths and walks on the doorstep whilst being situated only two miles from the popular market town of Barnard Castle, with a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants and supermarkets. Barnard Castle also offers various schooling options at nursery, primary and secondary levels, including Barnard Castle School. There are also a superb range of recreational activities, with walks, bridleways and cycling routes and the well renowned Bowes Museum also on the doorstep. The property is ideally located with great access links to both the A1 (M) and A66 for commuting across the region and a mainline railway at Darlington.

## Ground Floor

Enter into the large hallway which leads you to the dual aspect living room, utility room with downstairs WC and kitchen/dining room.





### First Floor

On the first floor you will find four double bedrooms, the largest of which benefits from an en-suite shower room, while the rest are serviced by a generously proportioned family bathroom.

### Externally

To the front of the property there is gated access to the lawned garden and large block paved driveway which leads you to a double garage. The front of the property also boasts breath-taking views across the hills and County Durham countryside. To the rear of the property there is a tiered garden which also benefits from a summerhouse - currently used as a home office this versatile space is a fantastic addition to this already spacious family home.

### 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 E.

### Particulars

Particulars written in March 2024.

### Services and Other Information

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

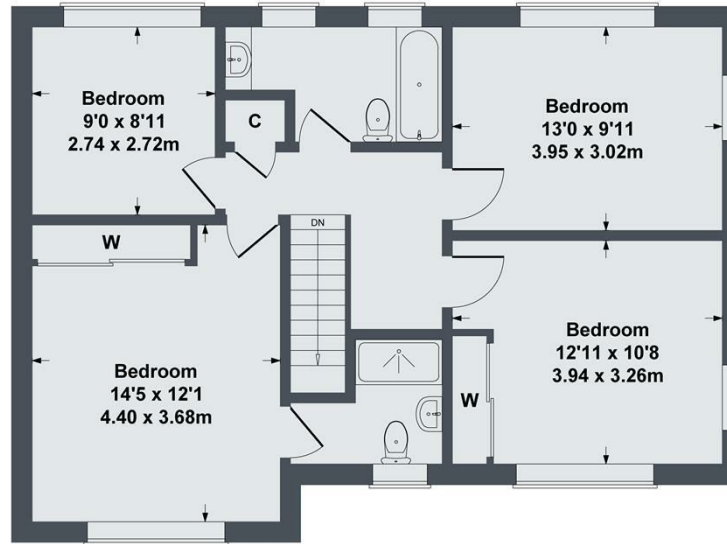
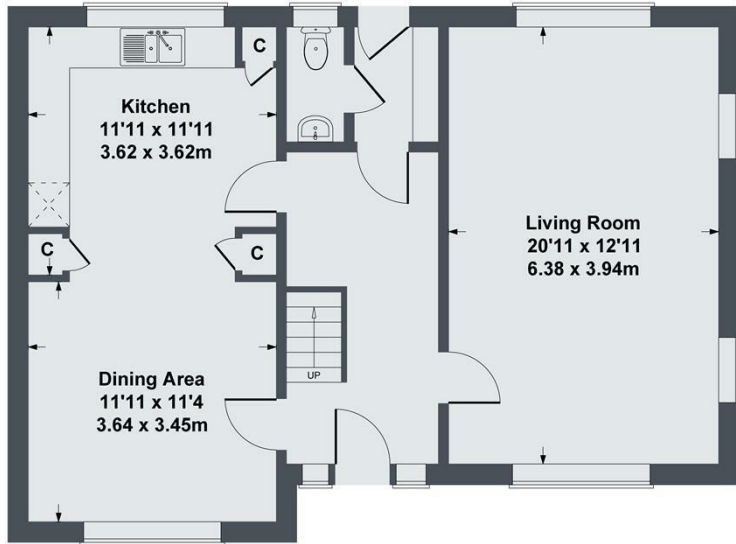
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# Chatwood Lodge, Stainton Village

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



## 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>	85	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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