



1 SCHOOL VIEW

Whorlton, County Durham DL12 8XQ



GSC GRAYS

PROPERTY • ESTATES • LAND

1 SCHOOL VIEW

Whorlton, County Durham DL12 8XQ

Welcome to this charming property located in the sought-after village of Whorlton. This pretty stone property boasts a cottage-style garden and sits just off the picturesque village green, offering a tranquil and idyllic setting. Don't miss the opportunity to own this delightful property. With its two bedrooms, off-street parking, and proximity to the village green, this house offers a perfect blend of comfort and convenience in a truly enchanting location.

Whorlton benefits from an extensive village green and a village hall whilst being within close proximity to the immediate countryside and the market town of Barnard Castle which is approximately 3 miles away. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford.



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The Property

The property is accessed via a beautifully landscaped cottage style front garden, with stone patio area and gabion seating.

The front door leads to a bright reception room with space for a dining area and offering a multi fuel stove, solid oak flooring and double glazed sash window overlooking the front garden.

A door leads to the kitchen fitted with wall and base units, integrated cooker, stainless steel sink, part tiled walls, space for undercounter fridge and dishwasher, recessed spotlights, double glazed window to rear aspect, understairs cupboard containing oil fired boiler and wooden stable door leading to rear of property. The turnabout staircase to the first floor leads up from the kitchen with double glazed window and recessed bookcase.

The first floor landing leads to the master bedroom which is a beautifully presented room featuring a cast iron fireplace and double glazed sash window overlooking the front garden. The second bedroom is L shaped with space for a large wardrobe, double glazed sash window to the front aspect and loft access.

The bathroom is a lovely bright room with a window to the rear aspect. It houses a double shower cubicle, bath, WC, pedestal wash hand basin, part tiled walls, tiled floor and feature cast iron fireplace.

Externally

The attractive landscaped front garden is filled with mature shrubs and flowers and includes a stone patio, along with gabion seating area. There is a gravelled area creating parking for one car. Parking for a second small car could be made near the outbuilding. The outbuilding houses the oil tank and has power, plumbing for washing machine and a single glazed window.

1 School View enjoys ownership of the gravelled lane with neighbouring property having a right of access.

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

Particulars written in August 2024.

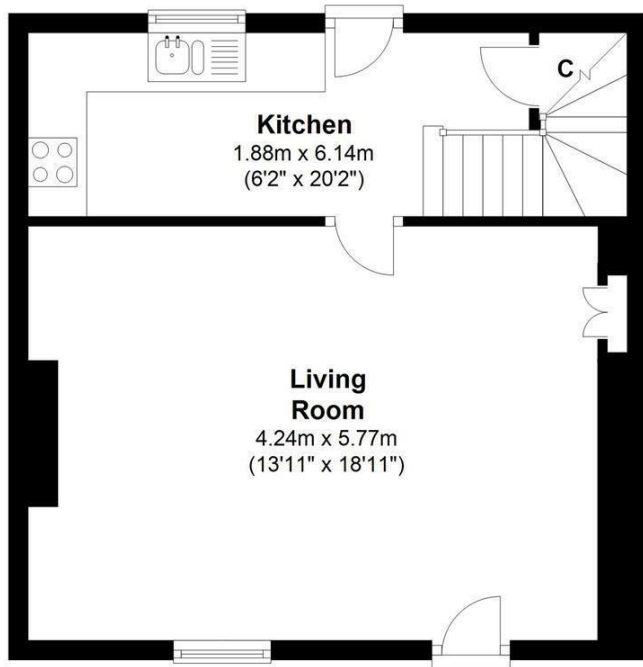
Photographs taken in August 2024.

Services and other information

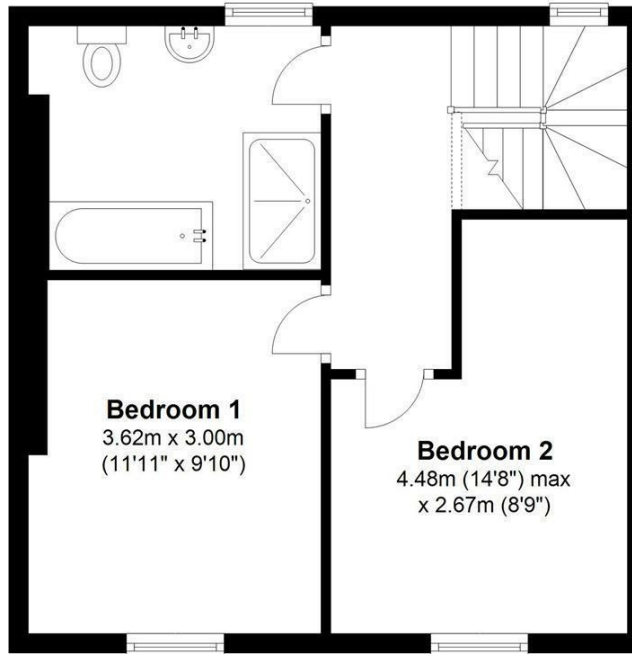
Mains electricity, drainage and water are connected. Oil fired central heating.



1 School View Whorlton



Ground Floor



First Floor

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 Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.
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