



30 FRONT STREET  
Staindrop,



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# 30 FRONT STREET

County Durham, DL2 3NH

We are delighted to offer a freehold building comprising a shop and four bedroom residential accommodation situated in the heart of the highly sought after village of Staindrop.

## ACCOMMODATION

- \* Income generating commercial unit
- \* Four bedrooms
- \* Living room
- \* Dining kitchen
- \* Two bathrooms
- \* Village location
- \* Enclosed courtyard garden



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## Situation

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.

## Commercial Unit/Shop

Glazed front shop currently used as a Hairdresser's, divided into two areas with separate bathroom facilities. The shop is currently let on an informal basis at a passing rent of £110 per week (including water rates). The current tenants are responsible for electrical supply and business rate.





## Residential Accommodation

### Ground Floor

With entrance door to front elevation leading through to an inner hallway with staircase to first floor and door to living room. The living room boasts a feature fireplace, exposed beams and double glazed patio doors to exterior. The property benefits from a second staircase to first floor from a rear hallway. The dining kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, tiled splashback, integral halogen hob, electric oven, extractor hood and double glazed patio doors to rear courtyard garden.

### First Floor

From the first floor landing there is access to four double bedrooms and store room/possible study. There are two bathrooms on the first floor, the shower room comprising a step-in shower cubicle, pedestal wash hand basin and low level wc and the house bathroom comprises a three piece suite with panelled bath, pedestal wash hand basin and low level wc.



### Externally

To the rear of the property there is an enclosed courtyard garden with a small outbuilding. There is pedestrian access to the front of the property via a covered alley.

### 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

Business Rates: To be confirmed

### Particulars

Particulars written in August 2024.

Photographs taken in August 2024.

### Services and Information

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

### Owners Insight

Conveniently location with Barnard Castle, Bishop Auckland and Darlington all within 20 minute drive. Good schools with both primary and academy in the village. The property has good sized family accommodation with lots of nooks and crannies for the kids to play in. A pleasant yard to the rear, great for entertaining and very private.

### 30 Front Street, Staindrop DL2 3NH

Approximate Gross Internal Area  
2165 sq ft - 201 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		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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