



FARRIER HOUSE WHORLTON



GSC GRAYS

PROPERTY • ESTATES • LAND

FARRIER HOUSE WHORLTON

County Durham, DL12 8XD

We are delighted to offer to the market a deceptively spacious 3/4 bedroom stone built property overlooking Whorlton village green. Available with no onward chain.

ACCOMMODATION

- * Village location
- * Overlooking village green
 - * Stone built
- * Three/Four bedrooms
- * Two bathrooms
- * Three reception rooms
- * Enclosed rear garden
 - * Outbuilding
 - * Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



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.

Accommodation

Farrier House is a well presented 3/4 bedroom family home overlooking Whorlton village green. The property comprises entrance hall, living room, study, garden room/snug, dining kitchen, cloakroom/wc, master bedroom with en-suite, dressing room/fourth bedroom, two further bedrooms and a house bathroom. To the exterior there is an enclosed rear garden, outbuilding/utility room and parking.





Ground Floor

Entrance door leading into entrance hall with staircase to first floor and doors to ground floor accommodation. The living room boasts a living flame gas fire (gas fire not in working order), coving to ceiling and windows overlooking the village green. The study has a range of fitted office furniture and a window overlooking the village green. The garden room/study is open to the dining kitchen with patio doors to rear garden. The dining kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with space for range style cooker, space for dishwasher, space for American style fridge/freezer, window overlooking rear garden and stable style door to rear garden. The property also benefits from a ground floor cloakroom/wc.

First Floor

The master bedroom has a window to rear elevation and en-suite bathroom. There is a dressing room/fourth bedroom with door to both first floor landing and master bedroom. There are two further bedrooms and a house bathroom comprising a panelled bath, pedestal wash hand basin and low level wc.



Externally

To the exterior of the property there is an enclosed rear garden mainly laid to lawn with planted borders and patio area. There is an outbuilding/utility room, potting shed, oil storage tank and gate with rear access to parking.

Outbuilding

The outbuilding comprises two rooms with matching units, sink unit and space and plumbing for washing machine.

Parking

Private off-street parking to rear.

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 D.

Particulars

Particulars written in August 2024.

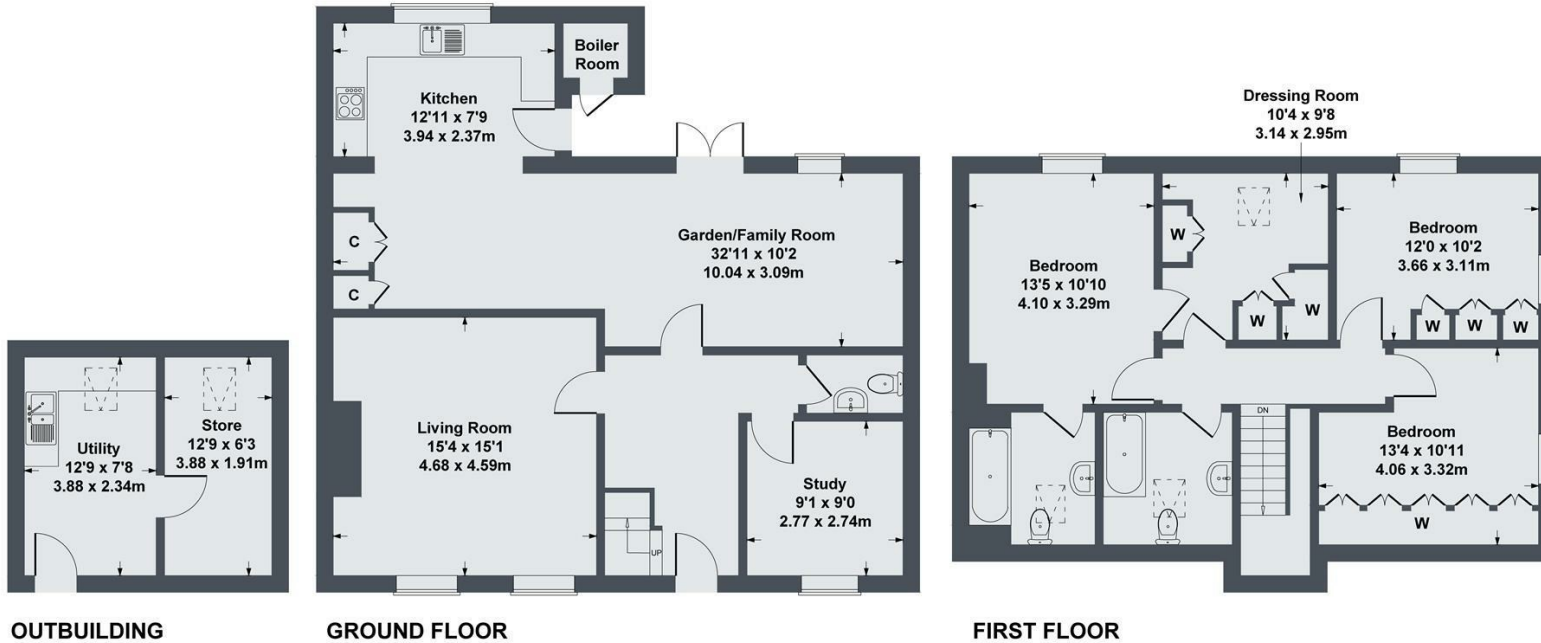
Photographs taken in August 2024.

Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating. Calor gas tank providing for living flame gas fire.

Farrier House, Wharton

Approximate Gross Internal Area
1819 sq ft - 169 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) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.