

MICKLEFIELD THE LENDINGS.,  
Startforth, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

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# MICKLEFIELD THE LENDINGS,,

Barnard Castle, County Durham, DL12 9AB

This four bedroom detached dormer bungalow occupies a generous plot boasting beautiful and secluded grounds, situated in a highly sought after location of The Lendings with spacious accommodation and views over the River. No onward chain.

## ACCOMMODATION

- \* Spacious dormer bungalow
  - \* Beautiful gardens
  - \* River side location
  - \* Four bedrooms
    - \* Garage
    - \* Driveway
  - \* No onward chain



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## Location

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## Accommodation

The accommodation briefly comprises an entrance porch, hallway, excellent sized living/dining room, conservatory with stunning views over the garden, breakfast/kitchen, rear porch, utility room, master bedroom with dressing room, and en-suite shower room, two further ground floor bedrooms, house bathroom, first floor bedroom and second bathroom. To the exterior there are stunning gardens, garage, driveway and numerous timber built sheds.





### Ground Floor

Entrance porch leading into main hallway, stairs rising to first floor and doors opening to the ground floor accommodation. Beautifully light and spacious living/dining room which includes a multi-fuel stove with marble hearth and wooden surround along with windows to dual aspect enjoying views over the highly attractive gardens. Leading off from this room is a conservatory with fitted blinds, having door to exterior providing private garden views. The light and well sized breakfast/kitchen includes a variety of cream painted fitted wall and base units, rolled edge work top, stainless steel sink with mixer tap and drainer, tiled splashbacks, space for Range style cooker, integrated integral dishwasher and space for upright fridge/freezer, area for breakfast table and stairs and doors leading to a rear porch with door leading to the utility room. A rear hallway leads from the main entrance of the property to three ground floor bedrooms and a house bathroom. The master bedroom includes a dressing room and en-suite shower room. There are two further bedrooms and a house bathroom on the ground floor. The house bathroom includes a panelled bath, low level WC, bidet, vanity wash hand basin and built-in storage cupboard.



### First Floor

An open tread staircase rising to the first floor with access to a storage cupboard, fourth bedroom and shower room. This is a spacious room with two dual aspect Velux windows and fitted wardrobes providing views over countryside and the River Tees.

### Externally

#### Garage

Single garage with electric operated up and over door, power and light.

#### Driveway

There is a gravelled driveway which leads onto the block paved parking area creating off-street parking for several vehicles.

#### Garden

There is an impressive garden which is highly private and kept in pristine order enjoying the sound of the River Tees in the background with sweeping lawns, mature planted borders, fruit trees, a variety of patio areas and numerous timber built sheds, small outbuilding 9'4 x 7'8 which could be used as a workshop or log store.

#### 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 F.

#### Particulars

Particulars written in September 2024.

Photographs taken in September 2024.

#### Services and Other Information

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

# Micklefield, The Lendings, Startforth

Approximate Gross Internal Area  
2518 sq ft - 234 sq m



GROUND FLOOR

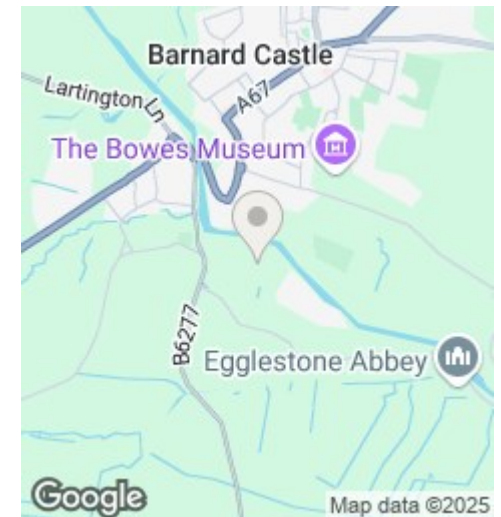
FIRST FLOOR

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>                            |                         |           |
| (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>                  | 66                      | 74        |
|   | EU Directive 2002/91/EC |           |



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