



MUSGRAVE HOUSE, 7 SOUTH GREEN  
Staindrop,



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# MUSGRAVE HOUSE, 7 SOUTH GREEN

County Durham, DL2 3LD

An attractive Grade II Listed, six bedroom property situated in the heart of the sought after village of Staindrop. This substantial home has superb views over the village green and benefits from spacious living accommodation and character features throughout.

## ACCOMMODATION

- \* Grade II listed
- \* Substantial home
- \* Six Bedrooms
- \* Master bedroom with ensuite
- \* Set over three floors
- \* Village location
- \* No onward chain



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 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, excellent playground, two hairdressers, cafe, a number of shops and public house.

## Description

An attractive Grade II Listed property situated in the heart of the sought after village of Staindrop. This substantial home has superb views over the village green and benefits from characterful features throughout including stone paved and exposed timber floorings, sash windows, exposed beams, cast iron fireplaces and period fitted cupboards and alcoves to name a few. Set over three floors, the spacious accommodation would suit a range of purchasers looking for generously sized rooms offering flexibility for either several reception/bedrooms or home offices if required. The well presented accommodation is neutrally decorated, with modernised fixtures and fittings, which remain in keeping with the property's period style and a newly fitted modern kitchen with large central island. There is ample storage within the cellar, in the extensive loft which is fully boarded and throughout the property, making this an ideal family home. To the rear, there is a superb south facing walled patio garden, perfect for AI fresco dining.

## Accommodation

A solid front door leads into the entrance hallway.

## Entrance Hallway

With a door leading into the rear porch and double doors leading into the cellar. Two partially glazed doors leading into the sitting room, partially glazed door leading to the rear porch and the dining room. Solid wood flooring. Period spindle staircase to the first floor.

## Sitting Room

Two sash windows overlooking the village green, exposed beams, period style cupboards with partially glazed doors and shelving, period style fireplace with open cast iron fire, wooden surround and stone hearth, exposed stone slate flooring, Radiator.





### Dining Room

With a raised log burner, exposed beams, sash window to the side. A partially glazed door leading into the dining kitchen. Radiator.

### Rear Porch

Stone flooring and a door leading to the rear courtyard.

### Cellar

Double timber doors with stone steps leading down to the tanked cellar providing useful storage. Light and power.

### Dining Kitchen

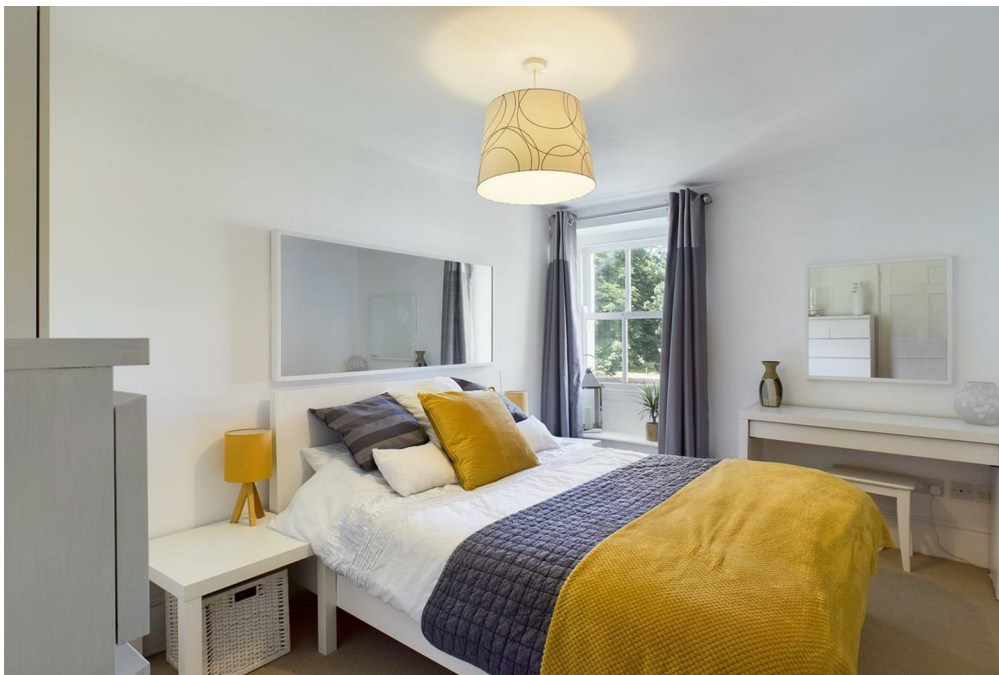
The recently modernised kitchen offers an extensive range of wall and base units with sleek frontage, composite marble effect work surfaces and splashbacks. Dual aspect with two windows overlooking the courtyard garden and a window to the rear. Kitchen appliances include integrated dishwasher, washing machine and dryer along with a Flavel range cooker and space for American style fridge/freezer. The large central island offers further storage, with built in wine fridge and space for additional seating, with the added benefit of charging sockets positioned by the seating area. Butlers sink unit with mixer tap and drainer. Spot lighting.

### First Floor

Stairs to the first floor have a half landing with a sash window overlooking the rear garden and an exposed timber lintel. Stairs continue to main first floor landing with doors leading to the master bedroom suite, bedrooms two and three and the house bathroom. A further spindle staircase leads up to the second floor. Exposed beams.

### Master Suite

With two steps down into the main bedroom with an apex ceiling and exposed beams, dual aspect with window to the side, rear and two Velux windows. Two built-in storage cupboards and a door leading to the en-suite.



### En-suite

A white suite comprising a walk-in double shower with hand held shower head, low level WC, wall mounted wash hand basin and a chrome heated towel rail. Spotlighting and Velux window. Tiled flooring.

### House Bathroom

A white suite comprising panel bath with period style shower over, pedestal wash hand basin and low level WC. Frosted glazed sash window to the side with window seat, period style radiator and a storage cupboard housing the Baxi boiler. Tiled flooring.

### Bedroom Two

A double bedroom with two sash windows overlooking the front. Feature cast iron fireplace with tiled hearth. Two storage cupboards, exposed timber flooring.

### Bedroom Three

A double bedroom with sash window to the front. Radiator.

### Second Floor

Stairs to the second floor which has a half landing with window to the rear. Doors leading to bedrooms four, five and six. Exposed beam and loft access.

### Bedroom Four

A double bedroom with a sash window to the front. Exposed beam. Radiator.

### Bedroom Five

A double bedroom with exposed beams, sash window to the rear with lovely views towards open countryside. Radiator.

### Playroom/ Bedroom Six

This room is currently used as a playroom, however could be used as a formal sitting room or a large double bedroom. Exposed beams, two sash windows to the front, feature wooden fireplace surround. Radiator.

### Externally

To the front of the property there is on street parking and the village green. To the rear of the property there is a walled, south facing, stone paved courtyard garden. There is ample space for a seating area and plant pots. Timber double doors to the rear providing access via a lane.

### Owners Insight

'Beautiful, character property situated in the heart of a wonderful village. Large spacious rooms and the property has a lovely homely feel to it.'

### Tenure

The property is freehold with vacant possession on completion.

### Note - Flying Freehold

The property is subject to a flying freehold.

### Services and Other Information

The property is heated by gas fired central heating and has mains gas, electric, water and drainage connected.

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

The property is banded C.

### Particulars

Brochure produced January 2025.

