



# 45 SOUTH GREEN

Staindrop, County Durham DL2 3LD



**GSC GRAYS**

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# 45 SOUTH GREEN

Staindrop, County Durham DL2 3LD

A truly stunning two bedroom stone built cottage overlooking Staindrop village green with no onward chain. Viewing is highly recommended. Currently run as a successful 'Holiday Let' property.

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.



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### Accommodation

The accommodation briefly comprises an open plan ground floor providing living area, dining area and kitchen, utility room and cloakroom/wc, first floor landing, two bedrooms and a house bathroom. To the exterior is a generous enclosed rear walled garden.

### Ground Floor

With entrance porch leading directly into an open plan living, dining, kitchen. The living room area boasts views over the village green and has a fireplace with inset log burning stove. There is an open archway through to the dining room with exposed stone pillar through to the dining area with kitchen beyond. The kitchen comprises a matching range of wall and base units with integrated oven and hob, granite worktop, ceramic sink and door to the rear garden. On the ground floor there is also a utility room with space for fridge/freezer and space and plumbing for washing machine, and door to cloakroom/wc.

### First Floor

With first floor landing providing access to first floor accommodation. The generous master bedroom has fitted wardrobes and windows overlooking the village green. There is a second bedroom with window overlooking the rear garden. The house bathroom comprises a walk-in shower, pedestal wash hand basin and low level WC.

### Externally

To the rear of the property there is a generous cottage style garden with walled boundaries, small outbuilding and side access gate. The garden is arranged into two areas both designed for easy maintenance. Directly to the rear of the property there is a covered area providing shelter. To the rear of the garden there are timber double gates providing vehicle access.

### Owners Insight

"We have never lived here but our holiday guests lovely the cosy feel of the cottage and many are blown away by the amazing, secret garden that stretches back more than expected. The log burner is a cosy addition to the house. Having Raby castle within walking distance is wonderful. Guests love the access to amenities in the village, such as the shop, post office, tea rooms and pub."

### 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 currently run as a 'holiday let' and is business rated.

### Particulars

Particulars written in January 2025.

Photographs taken in January 2025.

### Services and Other Information

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

### Agents Note

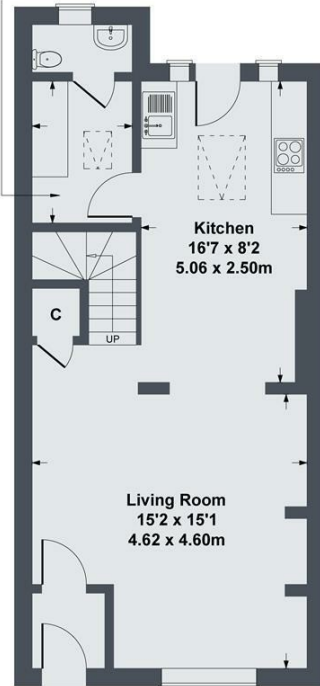
There is a 'lapsed' planning approval for an office to be built in the garden (ref 6/2006/0296/DM).



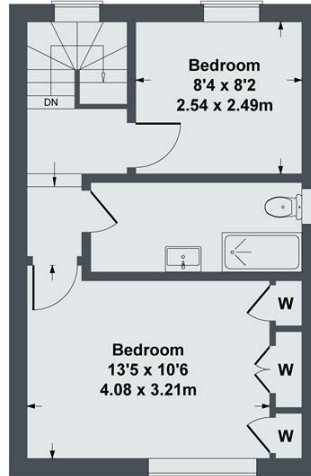
## 45 South Green, Staindrop

Approximate Gross Internal Area  
872 sq ft - 81 sq m

Utility  
7'10 x 5'4  
2.38 x 1.63m



GROUND FLOOR



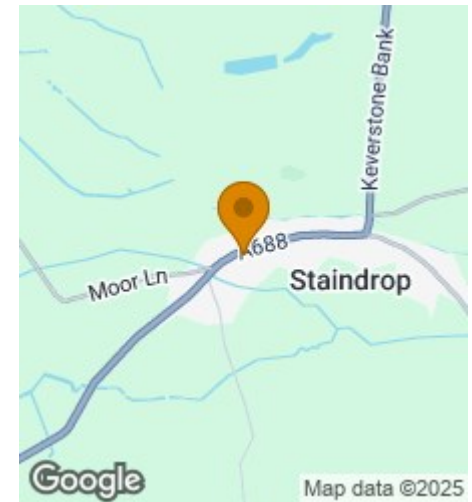
FIRST FLOOR

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.