



THE BARN

HAMSTERLEY, BISHOP AUCKLAND
COUNTY DURHAM, DL13 3PZ

GFW.

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APPROXIMATE MILEAGES

Bishop Auckland 8 miles - Barnard Castle 12 miles -
Darlington 17 miles

PROPERTY SUMMARY

A beautifully presented and charming Grade II Listed barn conversion, occupying a pleasant position on the Green in Hamsterley. Offering five bedrooms and four reception rooms, the property offers flexible accommodation throughout.

GUIDE PRICE £675,000



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The Area

Hamsterley is a thriving and popular village lying to the east of the A68. It supports a public house and sports social club, A MUGA (multi use games area), primary school, church, and village hall, and comprises an interesting variety of houses and cottages. Adjoining, is the renowned Hamsterley Forest which offers wonderful opportunities for recreational pursuits.

The surrounding towns of Darlington, Barnard Castle and Bishop Auckland provide a further range of shopping, educational and recreational facilities. For the commuter, the A68 and A1(M) provide links with the major commercial centres of the northeast, while Darlington mainline railway station and Durham Tees Valley International Airport offer further communications to the rest of the country. Many of the region's renowned beauty spots can be found within a short drive.

The Property

The Barn is a beautifully presented and charming Grade II Listed barn conversion occupying a central position on the Green in Hamsterley. Having been extended to provide spacious and flexible accommodation throughout, the property would ideally suit a variety of purchasers.

The main entrance is to the rear and

leads into the reception porch, this in turn leads into the dining kitchen. Fitted with a range of solid oak base units, topped with solid oak worktops which incorporate a porcelain Belfast sink. A brick inglenook houses a Range cooker, while French doors flood the room with natural light and grant access to the courtyard garden.

The dining room is accessed from the kitchen and forms a part of the original barn, featuring flagged stone flooring and sliding patio doors leading out to the village green. A traditional cast iron range with a multi-fuel stove inset provides a focal point, while beams to the ceiling contribute to the character of the building.

The rear hallway is accessed from here, which features an external door to the front, as well as a spiral staircase leading to one half of the first floor accommodation.

One of the ground floor shower room services the accommodation, fitted with a white suite comprising a low level WC, a wash hand basin set upon a pedestal and a shower cubicle.

A versatile reception room leads off of the rear hallway, currently utilised as a bar, this room could be used for a number of purposes. There is a further external door leading out to the village green.







Returning to the rear hallway, a spiral staircase rises to one section of the first floor accommodation. To this side, there is a gym/games room featuring a multi-fuel stove and a combination of arrow slit and a full length window looking out to the rear elevation.

Leading off this room, there is a spacious double bedroom featuring stripped wooden flooring. Enjoying a dual aspect view, this bedroom is serviced by en-suite facilities comprising a low level WC, a wash hand basin set upon a pedestal, a bidet, and a freestanding roll top bath.

Returning to the kitchen, a door leads through to the extended part of The Barn. A further ground floor shower room can be accessed from here.

The snug leads off the kitchen and features a multi-fuel stove set within an impressive inglenook, providing a cosy living space.

Beyond the snug, there are two further reception rooms which could be utilised as living or sleeping accommodation as required. The large reception room at the end features two full height arched windows, flooding the room with natural light. Exposed stone to the walls adds to the character of the building.

A secondary staircase from the snug rises

to the remainder of the first floor accommodation. To this side, there are three well proportioned bedrooms, two of which are doubles. The accommodation is completed by the family bathroom which comprises a low level WC, a wash hand basin set upon a pedestal and a freestanding roll top bath.

The extensive lawned gardens are positioned to the side and rear elevations, planted with a variety of trees and shrubs. A variety of timber sheds provide useful storage, while there is a block paved parking area.

To the front of the property, there is a large, enclosed courtyard garden which has been landscaped for low maintenance. Featuring a pleasant patio area, ideal for entertaining, the courtyard is planted with a variety of trees, plants and shrubs.

Note

1. Please note that the driveway to the rear is under ownership of a neighbouring property. It is understood that The Barn benefits from a right of access.

Tenure & Possession

Freehold, available with vacant possession upon completion.

EPC Rating

This property has been certified with an





EPC Rating of F/35.

Local Authority

Durham County Council. The property is Council Tax Band F.

Utilities

The property benefits from mains water and electricity. The central heating system is oil fired. Drainage is to a private septic tank.

Parking

There is a block paved parking area to the rear providing off road parking.

Characteristics

Broadband is currently connected with average download speeds of approximately 40mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

The property is Grade II Listed and is located within a Conservation area.

what3words

Every three metre square of the world has been given a unique combination of three words.

///cabinets.detergent.recording

Viewings

Viewings are strictly by prior appointment with GFW.

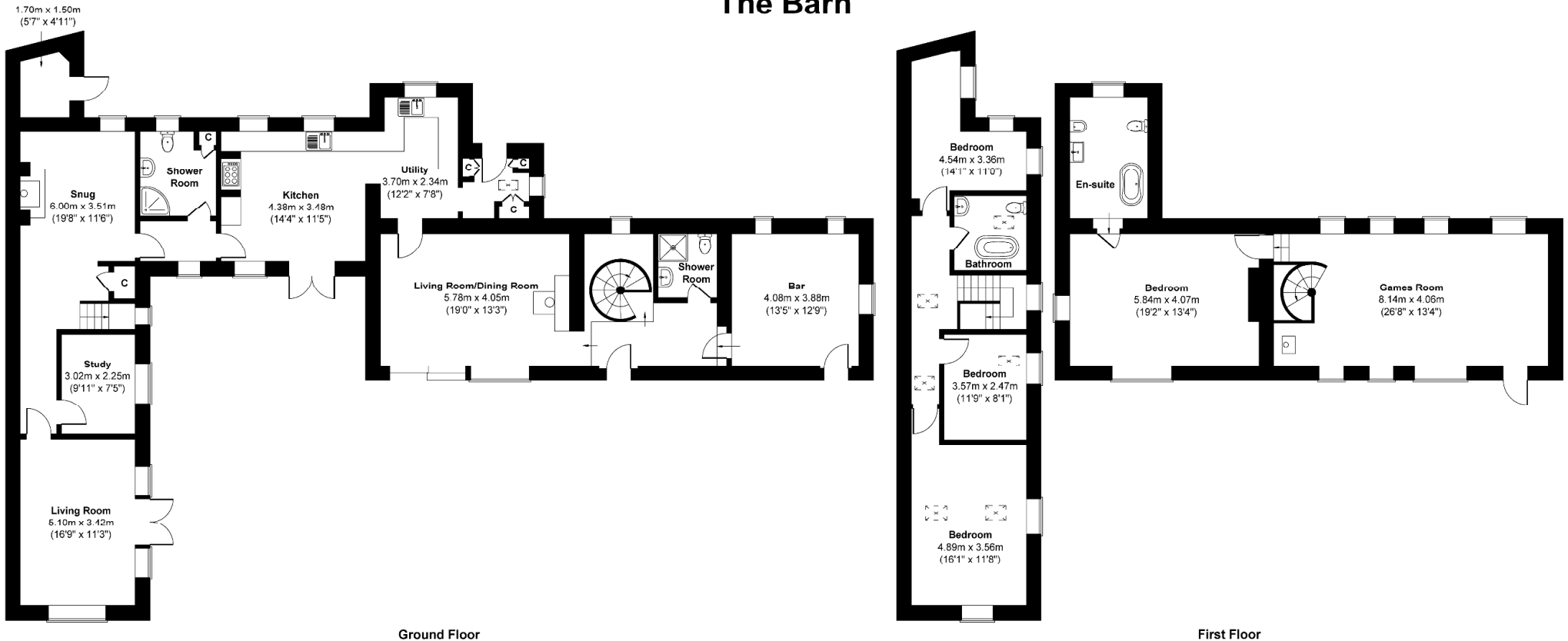
Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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Total Area: approx. 281.0 sq. meters (3024.6 sq. feet)

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.

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FLOOR PLAN
THE BARN

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