

# 2 Bed Detached

Darlington, United Kingdom



## Offers over £225,000



2 Bedrooms

2.0 Bathrooms

Detached

# Property Description

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It's been a long time coming, over 200 years in fact, but finally this beautiful Grade II listed barn conversion has come to market.

And it's been worth the wait...

Rarely do you find the perfect property which combines exceptional quality with traditional features and a highly desirable location but this beautiful home achieves that rare blend.

Walk up the path and into high ceilings and open plan living. Beyond and from high quality engineered oak floors to durable slate and the modern kitchen. With its range of base and wall units and integrated appliances, you'll struggle to find a kitchen space of this quality at most price points.

From your kitchen, you access your quaint cobbled courtyard and a low maintenance space to enjoy your morning coffee. An outdoor area that will remain beautiful all year and offers privacy and functionality.

Back inside, past the downstairs shower room and cloakroom and ascend the stairs admiring the steel and glass on the landing. Two beautifully proportioned bedrooms await. Could one be an office or a reading room or do you simply need a guest bedroom? Regardless of how they are used, they are bathed in light from the large windows making this the perfect place to relax.

Don't let the lack of off-street parking deter you; those without cars won't mind anyway and you benefit from being close to the local shop and a bus route anyway.

This is a super opportunity to acquire a little piece of Darlington's history and we'd urge early viewing as demand will be considerable.

The owner loves: The character and location.

We love: Well what's not to love? It's charming and quirky so if this matches your personality then this could very well be the perfect home for you.

Council Tax Band: D (Darlington Borough Council)

Tenure: Freehold

**Living room** w: 5.55m x l: 7.56m (w: 18' 3" x l: 24' 10")

Door with double glazed panels to front,

Central heating radiator,

Engineered Oak Flooring,

Exposed brick walls,

Wall lights and spotlights,

Feature window to rear courtyard,

TV Point,

Stairs to first floor,

Understairs cupboard,

**Kitchen** w: 3.14m x l: 6.47m (w: 10' 4" x l: 21' 3")

Fitted Kitchen,

Wall and Base units,

Double glazed window to side,  
Composite sink/drainage,  
Solid wood worktops,  
Exposed solid oak beams and trusses,  
Slate tiled flooring,  
Plumbing for washing machine and tumble dryer,  
Column central heating radiator,  
Electric oven and hob,  
Cookeer hood,  
TV Point,  
Access to garden,  
Venetian blinds,  
Integrated washing machine,  
Integrated dishwasher,

### **Shower Room**

WC,  
Wash hand basin,  
Tiled Flooring,  
Heated towel rail,  
Walk-in shower,  
Part tiled walls,

### **FIRST FLOOR:**

#### **Bedroom 1** w: 2.91m x l: 4.48m (w: 9' 7" x l: 14' 8")

Double glazed window to front,  
Central heating radiator,  
Carpet flooring,  
Storage cupboard,

#### **Bathroom 2** w: 2.47m x l: 2.56m (w: 8' 1" x l: 8' 5")

Double glazed window to front,  
Central heating radiator,  
Carpet flooring,

### **Bathroom**

Freestanding bath,  
Mixer tap and handheld shower attachment,  
Wash hand basin,  
WC,  
Extractor fan,  
Heated towel rail and radiator,  
Tiled flooring,

### **OUTSIDE**

#### **Front Garden**

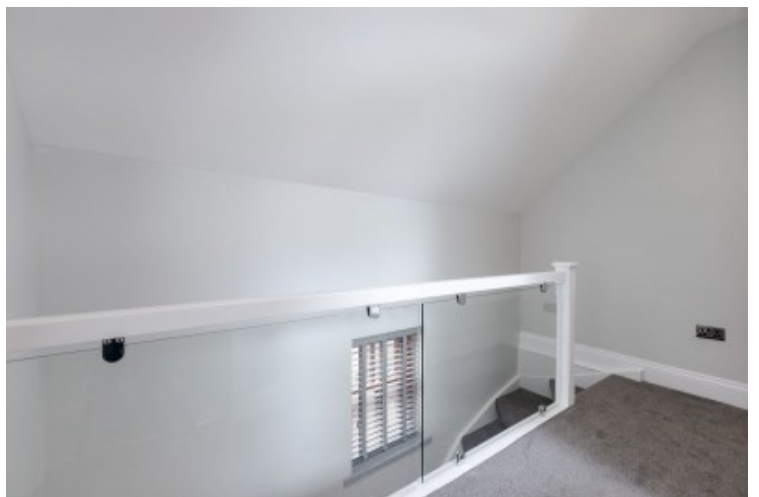
Mainly laid to lawn with cobbled path,

**Rear Garden**

Cobbled courtyard,

Access to kitchen,

# Photo Gallery





# Property Details

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- **Property Type:** Detached
- **Location:** Darlington, United Kingdom
- **Price:** Offers over £225,000
- **Bedrooms:** 2
- **Bathrooms:** 2.0

# Property Features

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- No Onward Chain
- Highly sought after location
- Grade II Listed
- Beautifully finished
- Low maintenance garden
- Within walking distance to the town centre
- Two Bedrooms
- Modern Fitted Kitchen & Bathroom