



Gill Lane
Startforth



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

We are pleased to offer to the marketing this most generously proportioned four bedroom detached family home, located within the village of Startforth. The property enjoys simply stunning gardens, plentiful parking and garaging and is a must to view.

The accommodation briefly comprises: Entrance Hallway, Living/Dining Room, Kitchen, Rear Entrance Hall, Garden Room and Cloakroom to the ground floor. To the first floor there is a Landing, Four Double Bedrooms and Family Bathroom. Externally there is Parking, Two Garages, Summer House, Lawned Garden, Patio, Pond, Woodland Gardens.

The village of Startforth is situated south of the River Tees from Barnard Castle but yet the town centre is only a ten minute walk away. Barnard Castle is an exceptionally popular market town situated in the picturesque Teesdale Valley and has a good range of local amenities and is well situated for access to the A66 and on to the A1.



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13 Galgate Barnard Castle, County Durham, DL12 8EQ

01833 638094

info@addisons-surveyors.co.uk

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ACCOMMODATION

Entrance Hall

Double glazed front door and obscured glazed window to the front elevation. Cloaks cupboard with hanging rail and shelf, under stairs storage cupboard and stairs rising to the first floor. Doors leading to the living room, kitchen and cloakroom.

Living/Dining Room

A generous L-shaped reception room enjoying wonderful views over the garden. The living area has a window to the front elevation, coving to ceiling and sliding patio doors leading out to the garden. Feature marble fireplace with real flame effect gas fire. The dining area window to the rear elevation, coving to ceiling and door leading through to the kitchen.

Kitchen

Fitted with a range of wall and floor units with granite worktop incorporating stainless steel sink unit, breakfast bar for informal dining. Plumbing for washing machine and dishwasher, integrated oven with warming draw, induction hob with extractor fan unit above. Window overlooking the rear garden and window to the side elevation, cupboard housing warm air unit and under sink cupboard housing water heater. Door to hallway and door accessing the rear entrance hall.

Cloakroom

Vanity unit with inset hand wash basin, tiled splashbacks, low level wc, wall heater and obscured glazed window.

Rear Entrance Hall

Door accessing the front of the property, door to garage and door to the garden room.

Garage

Up and over garage door, cold water tap, light and power installed.

Garden Room

A spacious room perfectly positioned for taking in the beautiful gardens and



FIRST FLOOR

Landing

Doors accessing the first floor accommodation, loft hatch, airing cupboard and additional storage cupboard.

Bedroom 1

Double bedroom with coving to ceiling and window to the rear elevation.

Bedroom 2

Double bedroom with coving to ceiling and window to the front elevation.

Bedroom 3

Double bedroom with coving to ceiling and window to the rear elevation.

Bedroom 4

Double bedroom currently used as a study with coving to ceiling and window to the front elevation.

Bathroom

Panelled bath with mixer tap and shower head, shower cubicle, cabinetted handwash basin, low level wc, fully tiled walls and obscured glazed window.

EXTERNALLY

To the front of the property there is a large blocked driveway providing off street parking for a number of vehicles and leading to both garages. Attractive well established planted flower beds.

The rear garden is most private with a southerly aspect having a lawned garden with beautiful flower beds, garden pond and summer house. The property has several pathways with planted and woodland gardens, several seating areas strategically positioned for taking in the wonderful scenery. There is a beck which runs at the very bottom of the garden with a footbridge accessing the other side of the bank. On the other side of the bank there is a chicken house with run and steps leading to the top of the bank with views over open countryside and looking back towards the house.

COUNCIL TAX

Band E

TENURE

Freehold

PRICE

£499,950

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors

T: 01833 638094 opt 1.

Freehold

SERVICES

Mains electricity, mains water and mains sewerage. Warm air heating.

BROCHURE

Details and Photographs July 2024.

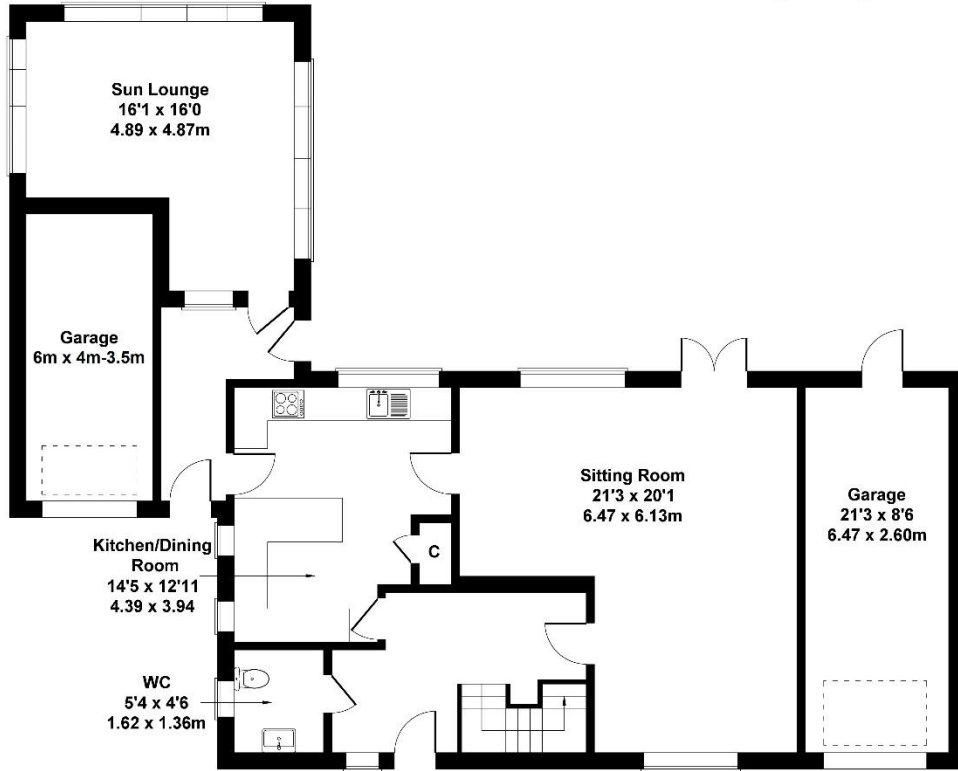




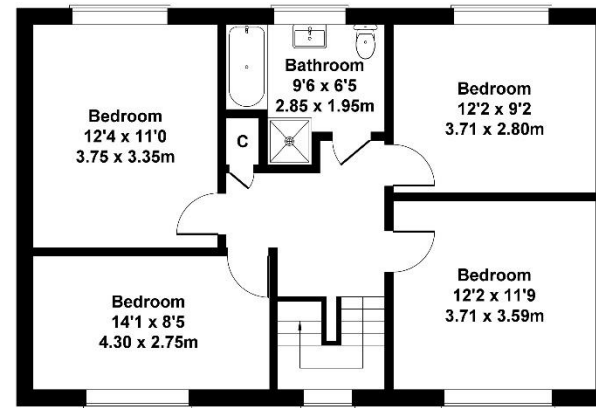
Floor Plan

10 Gill Lane

Approximate Gross Internal Area
2088 sq ft - 194 sq m



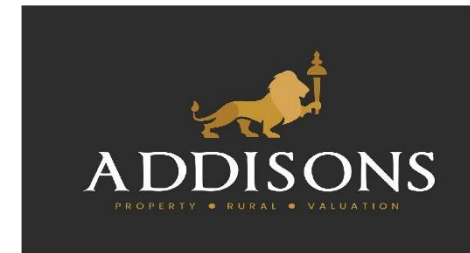
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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