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Front Street, Staindrop

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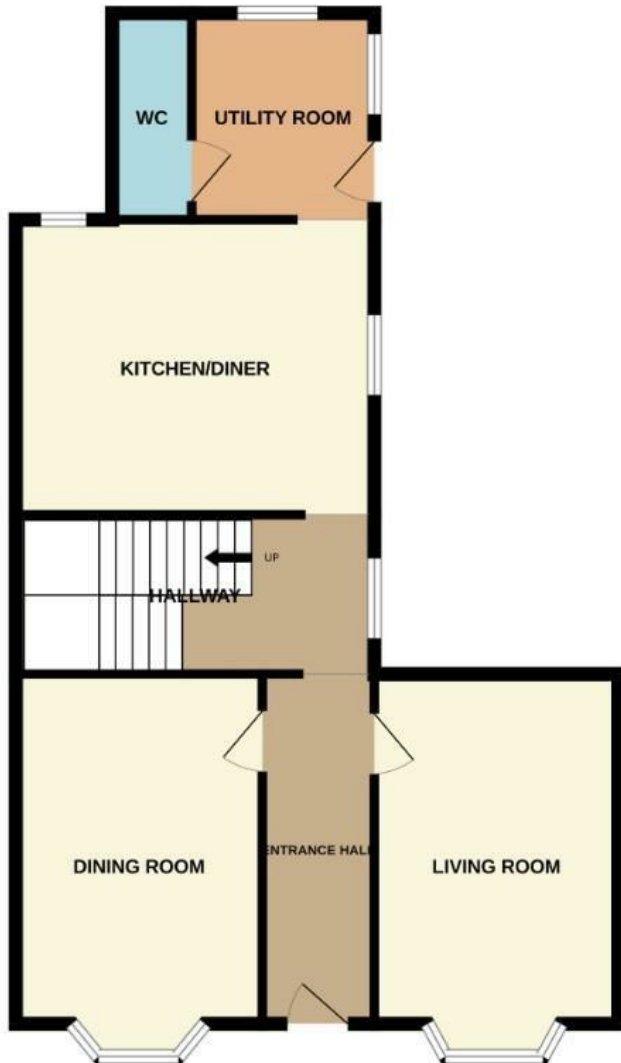
Price £350,000

Stunning four bed roomed 18th Century family home offered for sale with no onward chain on Front Street in Staindrop. Locally known as 'Sherwood House', this immaculately presented, Grade II listed, three storey property has been renovated to a very high standard throughout in keeping with its traditional features which are paired perfectly with its updated and modern décor. Pleasantly positioned within the highly sought after and desirable village, Staindrop, this property is ideal for a variety of potential buyers, close to Raby Castle, has great commuter links, a regular public transport system as well as a range of local amenities within the village including excellent Ofsted rated 'Outstanding' primary and secondary schools. Neighbouring towns Barnard Castle and Bishop Auckland provide a further more extensive range of facilities such as supermarkets, restaurants and popular high street retail stores. The area is well known for its countryside walks, local village stores and its historic connections.

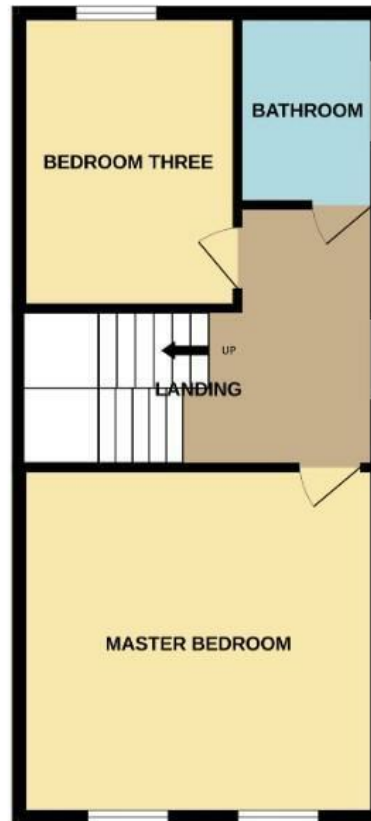
In brief this impressive property comprises; an entrance hall leading through into the two spacious reception rooms, kitchen/dining room, utility and cloakroom to the ground floor. The first floor contains two double bedrooms and bathroom, stairs ascend to the second floor accommodating a further two double bedrooms and shower room. Externally the property has an enclosed courtyard to the rear with gated access into the rear lane and on street parking is available.

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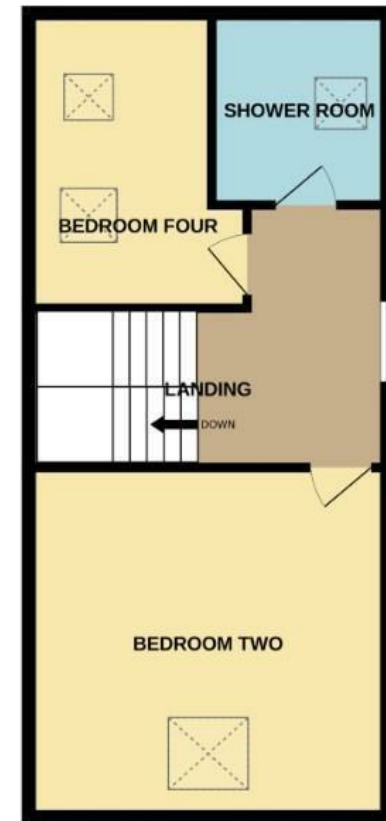
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Living Room**

14'5" x 8'6"

Bright and spacious living room, benefiting from neutral décor, ample space for furniture, multi fuel stove, traditional column radiator, underfloor heating and bay window to the front elevation.

**Reception Room**

14'5" x 7'6"

The second reception room is also a great size, offering a range of uses including a dining room, study or play room, fitted with a traditional column radiator, underfloor heating and bay window to the front elevation.

**Kitchen**

14'9" x 12'1"

The kitchen has been beautifully designed, fitted with a new range of modern wall, base and drawer units, complementing wooden work surfaces, breakfast bar, stainless steel cooker splash back and ceramic sink/drainage unit. There are brand new appliances fitted including a Kenwood range cooker, an American style fridge/freezer and an integrated dishwasher.

**Utility**

8'6" x 7'6"

The utility room is fitted with a further range of units providing additional storage along with space for a washing machine and dryer.

**Cloakroom**

7'2" x 2'11"

Fitted with a WC and wash hand basin.

**Master Bedroom**

14'11" x 13'9"

The master bedroom provides more than enough space for a king sized bed, further furniture and has two windows to the front elevation.

**Bedroom Three**

12'5" x 8'11"

The third bedroom is a generous double bedroom with window to the rear elevation.

**Bathroom**

7'10" x 6'6"

The bathroom has been newly fitted and contains a free standing bath, wash hand basin, WC and heated towel rail. Window to the side elevation.

**Bedroom Two**

15'7" x 14'9"

The second bedroom is another large double

bedroom, with space for a king sized bed further furniture and skylight to the front elevation.

**Bedroom Four**

12'5" x 8'11"

The fourth bedroom is again a double bedroom with two skylights.

**Shower Room**

8'0" x 6'1"

The shower room is fitted with a double walk in shower cubicle, WC and wash hand basin.

**External**

Externally the property has an enclosed courtyard to the rear with gated access into the rear lane.







