



11 Hallgarth Villas, Sherburn Village, County Durham, DH6 1HF
Guide Price £300,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An immaculately presented semi-detached bungalow extending to approximately 0.59 acres (0.24 hectares) set in a peaceful residential street in Sherburn Village with paddocks and stabling to the rear.

- Extended semi-detached bungalow
- Open plan kitchen and living room
 - Three bedrooms
 - Gardens to front and rear
- Paddocks extending to 0.44 acres (0.18 hectares) with stabling
 - Energy performance rating D 68



www.vickersandbarrass.co.uk

LOCATION

Sherburn is a small village located in County Durham, situated approximately 6 miles to the southeast of the city of Durham, making it a part of the greater Durham area whilst still maintaining its rural charm. Sherburn lies close to excellent transport links such as the A1 (M) and the A19 and very accessible to nearby Durham train station.

The surrounding landscape features picturesque countryside, with fields and woodlands, making it an attractive place for those seeking a quieter, more rural lifestyle, while remaining within reach of urban amenities. Sherburn is also known for its local landmarks, such as Sherburn House and the Church of St. Thomas, which contribute to the village's historical character.

what3words ///movie.riders.garage

DESCRIPTION

11 Hallgarth Villas is a beautifully presented three bedroom home, recently renovated and extended to a high standard throughout including a new roof, render, full rewire, new boiler and radiators. The property and paddocks extend to approximately 0.59 acres (0.24 hectares) in total. The property has a contemporary feel and is completed with high quality fittings and fixtures and flows seamlessly from one room to another. 11 Hallgarth Villas is a rare unique offering in this area and provides an affordable opportunity for several uses, subject to necessary consents and agreements, including a home for the full family including family ponies, a small holding, extensive landscape garden/planting or room to expand an at home business.

The property is approached via a block paved driveway suitable for a number of vehicles, with a low maintenance gravel front garden finished with estate railings and pillars. The front door opens to an entrance hallway with patterned floor tiles and a floor to ceiling full height window allows natural light through the hallway to the open plan kitchen and living room at the rear of the property. A parquet style flooring flows through to the kitchen and living room which is part of the extension to the property. The kitchen has grey gloss units with Belfast sink and has an integrated Smeg oven with hob and extractor fan over. There is space for a free standing fridge freezer and under counter space and plumbing for a washing machine along with a storage cupboard. The living room has a fantastic feature brick chimney breast with log burning stove with oak finish beam and floor to ceiling full height windows to either side providing views over the rear garden and to the stables and paddocks. Stylish lighting is hung centrally in the room above the dining table and chairs creating a warm and inviting

atmosphere. Steel bi-fold doors open to both sides of the kitchen and living room to private patio areas.

The bedrooms and bathroom lie off the hallway, with the generously proportioned main bedroom lying to the rear and having paneling to one wall and French doors to one of the private patio spaces. The second bedroom is also a spacious double with a large window to the front of the property and a wall mounted live flame effect fire bringing warmth to the room. The third bedroom is a good sized single bedroom also lying to the front of the property and has a floor to ceiling full height window bringing character to the room. The room would alternatively work well as a study or home office for those hybrid working or working from home. The bathroom is a real feature of this property having black and gold marble gloss tiles to the floors and to the part tiled walls. The bathroom suite is in keeping with the tiling and is a black suite comprising a freestanding oval bath, shower cubicle, WC and double wash hand basins. There are two slimline floor to ceiling full height windows which whilst



providing natural light to the room also bring privacy. The boiler is housed in a cupboard within the bathroom with the added benefit of further storage.

Oak doors, skirting and shutters to windows compliment further to the feel of the bungalow.

Externally, to the front of the property there is a gravel front garden and block paved driveway leading to the side of the property. Double gates provide vehicle access to the rear along with a personnel gate. The rear garden comprises a circular lawned area with flower beds and two private patio spaces. The block paved driveway continues past the rear garden to the stabling and block paved stable yard which has a new timber double stable, additional smaller concrete stable and a smaller timber stable that has been used for storage along with a double field shelter. Two grass paddocks lie behind the stabling and extend to approximately 0.44 acres (0.12 hectares).



OVERAGE

The land element of the property is subject to an overage placed by a previous owner commencing April 2015 for 25 years and has approximately 15 years remaining. The overage stipulates that in the event of planning permission being implemented on the land, 50% of any development value will be payable. Further details are available from the agent.

COVENANTS

A list of covenants stipulated in the title documentation is available from the agent.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 68.



MATERIAL INFORMATION

The property is situated within a conservation area. It is understood that the property has access to a ultrafast broadband connection and has good mobile phone signal externally in this area whilst some mobile providers have limited signal indoors. With reference to data from the Environment Agency's Flood Warning Information Service there is a high risk of surface water flooding and a very low risk of flooding from rivers and sea. The property has never flooded during the current vendor's ownership.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold. The property is held on two titles.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

INFORMATION PACK

An information pack is available from the agent which includes further details on the overage clause, covenants and property titles.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000



NOTES

Particulars prepared – January 2025

Photographs taken – January 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

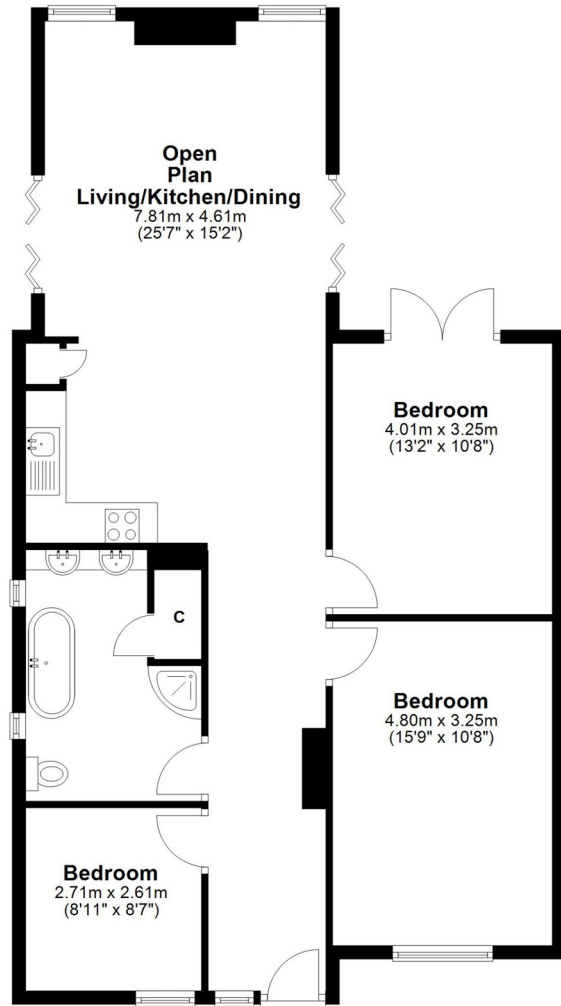
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make





Hallgarth Villas Sherburn

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Vickers & Barrass by Vue3sixty Ltd

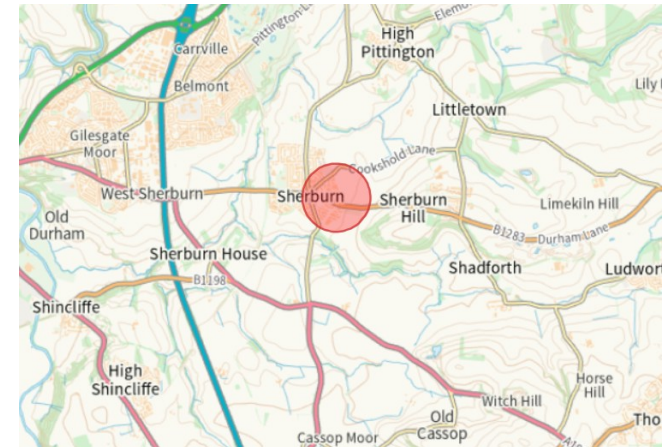
their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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