

The Country Tea Shop & Restaurant, 39 Front Street, Staindrop,  
Darlington, DL2 3NB  
Guide price £600,000



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Council Tax Band: D

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Combined Freehold & 'The Country Tea Shop' business FOR SALE. Such a rare opportunity to acquire a heritage property with a Combined COMMERCIAL & RESIDENTIAL use (including 'Retail Licence'). This Grade II listed property presents a unique opportunity for those seeking a combined family home and commercial venture. The property, located on Front Street, is currently home to the delightful 'Country Tea Shop', a well-established tea-room and restaurant that boasts a large seating cafe/restaurant, preparation kitchen, and fully equipped main commercial kitchen with freezer/store room at the rear, perfect for servicing both the business and the family residence above. The residential accommodation spans the first and second floors, offering a generous layout that includes four bedrooms, two welcoming reception rooms, a family bathroom, and separate shower. This arrangement provides ample space for family living while also allowing for the potential of running a thriving business from the ground floor.

For those who appreciate outdoor space, the property features a private rear garden, ideal for relaxation or entertaining guests, in addition to parking for one vehicle.

This freehold property presents an amazing opportunity for proceedable buyers to acquire a versatile space that combines the charm of a traditional tea shop with the comforts of a family home. Whether you are looking to invest in a business or seeking a new family residence, this property offers a delightful blend of both worlds in a picturesque setting.

Website: <https://www.thecountryteashop.co.uk>

Rated 4.6 from 195 Google reviews (from February 2025).

Please note: Strictly by appointment only. Genuine/proceedable buyers only. Trading information and turnover to be discussed direct with our client.

The Country Tea Shop is a popular destination for walkers and cyclists. Established 1964, the current owner took over in 2002, at which point the Tea Room was only open on weekends. Subsequently due to high demand it has been opening 7 days a week, only recently reducing to 6 days a week. The succulent Sunday Roast has become somewhat of a favourite. The business also offers takeaways & a delivery service to the community and surrounding areas.

Located in the heart of Staindrop, a picturesque village in County Durham, known for its rich history and strong sense of community. Situated approximately 6 miles from Barnard Castle & 12 miles from Darlington. The village has a welcoming atmosphere for residents and visitors alike. One of the most notable landmarks is Raby Castle, a stunning medieval castle set within expansive parklands.

It benefits from oil central heating, with the windows mostly wooden single glazed, many sash style.

## Ground floor

Generous air conditioned light and airy seating area with space for 10 tables. Access hallway to a customer WC/Baby change, and sauna (currently not in use). Off to the right hand side, it takes you to the preparation kitchen and large resident dining area with open aspect to the modern Commercial/residential kitchen. Useful small utility room and separate WC, along with a fitted staircase leading to a storeroom currently housing the freezers.

## First floor

Large landing with open spindle balustrade leading to the second floor. Understairs storage, and luxurious family bathroom and separate shower cubicle. Two Reception rooms, a generous lounge, whilst the second reception could double up as a further bedroom.

## Second floor

Landing opening to four bedrooms, Two doubles and Two singles, the principal bedroom of particular interest enjoying a seating area and fitted wardrobes. The fourth bedroom is currently used as a walk-in dressing room.

## Externally

This double fronted Grade II listed property has fabulous curb appeal from the front. To the rear there is parking for one vehicle with gated access to a delightful garden which is considered relatively low maintenance, with a sense of privacy which is so often, sought but not often found.

## Please note:

Council tax Band - D

Tenure - Freehold

EPC Rating: TBC

Total sq ft to be considered guide only.

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## Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

## Principal elevation

## Tea Room & Restaurant

30'7" x 14'11" (9.34 x 4.56)

## Customer W/C and baby change

## Sauna

## Inner hallway

Staircase to first floor.

## Preparation kitchen

## Utility room/separate W.C

## Resident dining area

10'4" x 20'2" (3.15 x 6.16)

## Commercial/residential kitchen

13'7" x 11'6" (4.15 x 3.52)

## Store room

13'11" x 13'8" (4.26 x 4.17)

## First floor landing

21'5" x 8'4" (6.54 x 2.55)

## Lounge

13'7" x 18'2" (4.16 x 5.54)

## Reception room/fifth bedroom

12'8" x 13'7" (3.87 x 4.16)

## Family bathroom

8'0" x 8'4" (2.46 x 2.55)

## Second floor landing

13'2" x 8'4" (4.03 x 2.55)

## Principal bedroom

18'8" x 13'7" (5.70 x 4.16)

## Second bedroom

12'3" x 13'7" (3.74 x 4.16)

## Third bedroom

10'1" x 8'4" (3.08 x 2.55)

## Fourth bedroom/dressing room

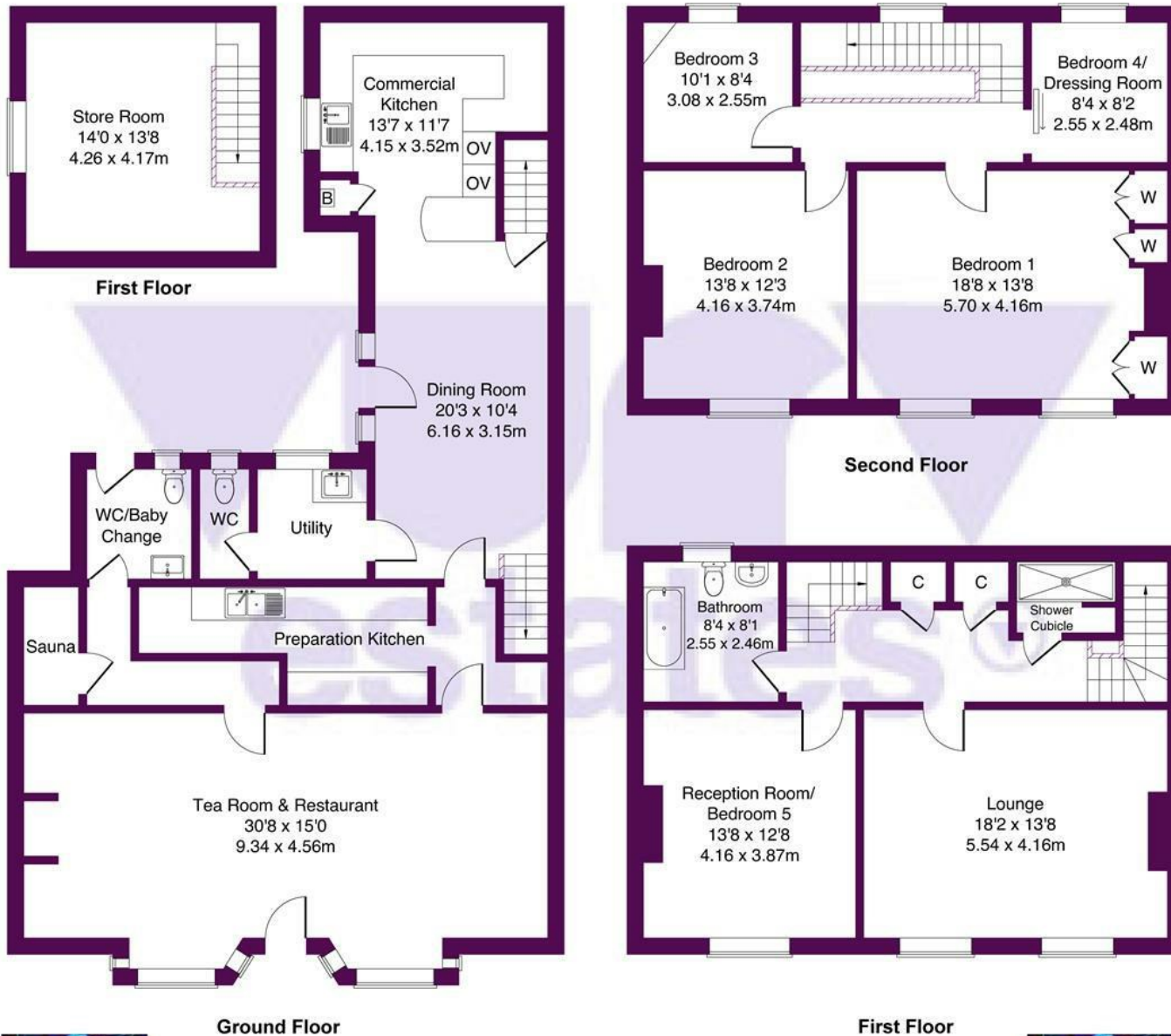
8'1" x 8'4" (2.48 x 2.55)

## Rear garden



# The Country Tea Shop & Restaurant, 39 Front Street, Staindrop

Approximate Gross Internal Area: (2787 sq ft - 259 sq m.)



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Not to Scale. Produced by The Plan Portal 2025  
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	