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Manor Court  
Heighington Village, Newton Aycliffe, DL5 6TL  
**Offers over £315,000**

House - Semi-Detached  
5 Bedroom/s  
2 Bathroom/s

A Grade II Listed barn conversion with the popular and picturesque village of Heighington, located just 8 minutes drive from the A1 North and South and 15 minutes from excellent transport links within Darlington such as the East Coast trainline which has fast trains to London Kings Cross. The property was converted in 1987 and offers spacious internal accommodation throughout to include entrance hallway, WC/cloakroom, two reception rooms, kitchen/breakfast room, double garage, store room. The first floor landing gives access to four double bedrooms, family bathroom and en-suite shower room off bedroom one. The property also has a self contained annex which has bedroom, en-suite shower room and stairs leading to a versatile space (currently used as storage). This annex would be perfect for teenager, elderly, guest accommodation or work from home space. Externally there is parking space to the front and a safe and secure south facing rear garden. Heighington is an active village with excellent primary school, church, two pubs/restaurants, village shop and GP surgery with an abundance of countryside walks on its doorstep.





- VILLAGE LOCATION
- SAFE AND SECURE REAR GARDEN
- ANNEX
- IN NEED OF MODERNISATION
- DOUBLE GARAGE

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating (serviced 2022), mains electric, water and drainage.

Local Authority: Darlington Borough Council (Tax Banding C)



MANOR COURT, HEIGHINGTON, DL5 6TL.  
TOTAL FLOOR AREA: 237.6 sq.m. (2558 sq.ft.) approx.

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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MAB 6202



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