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Ingleton, Darlington, DL2 3HH

Offers in the region of £850,000

House - with Land
and Outbuildings
4 Bedroom/s
3 Bathroom/s

Mill Granary is a delightful 18th century stone built converted granary. Set in open countryside with beautiful rolling views to the south, Mill Granary has stunning original beams throughout, a superb and sociable open plan kitchen/dining space, overlooked by beautiful large stained glass window, with granite worktops and solid oak floors. The hallway leads through to the stairwell, leading to the living room with contemporary gas fire, downstairs bedroom and shower room. The first floor landing gives access to a further three bedrooms and contemporary shower/bathroom. The principle bedroom also has a modern en-suite with roll top bath. The property is situated on a plot which totals approximately 1.6 acres and has a south facing aspect overlooking the patio area and meadow along with two outbuildings which could lend themselves to a variety of purposes to include stables/office or indeed secondary accommodation (subject to relevant planning consent). The Mill Granary is half a mile away from Ingleton, which boasts an excellent village school and a pub.





- HOUSE WITH LAND AND OUTBUILDINGS
- WALKING DISTANCE TO VILLAGE PUB
- BEAUTIFULLY MAINTAINED
- STUNNING RURAL VIEWS

- PLOT OF APPROX 1.6 ACRES TOTAL
- BARN CONVERSION
- HIGH QUALITY THROUGHOUT

GENERAL INFORMATION:

Tenure: Freehold

Services: Oil central heating, mains electric, water, septic tank (field soakaway).

Double glazing

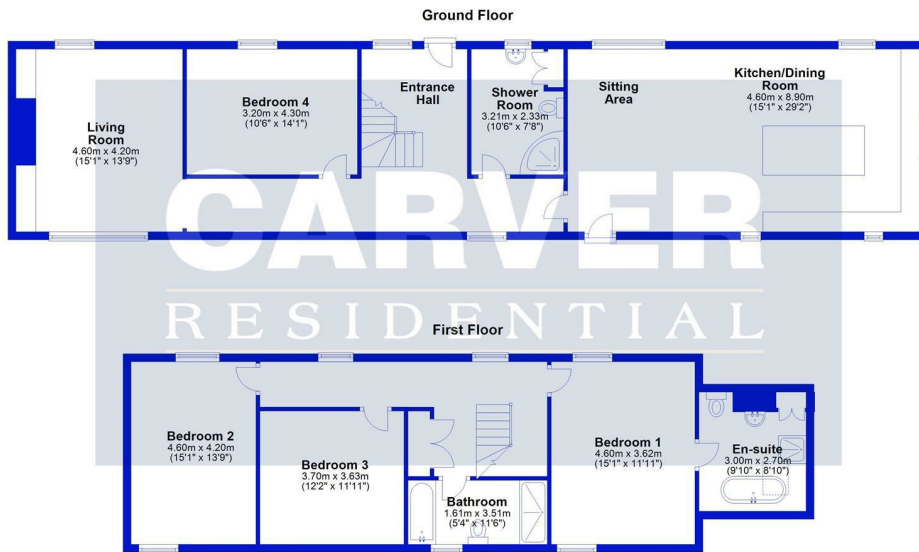
Local Authority: Darlington Borough Council (Tax Banding N/A as currently holiday let - Council Tax Band will need to be established)



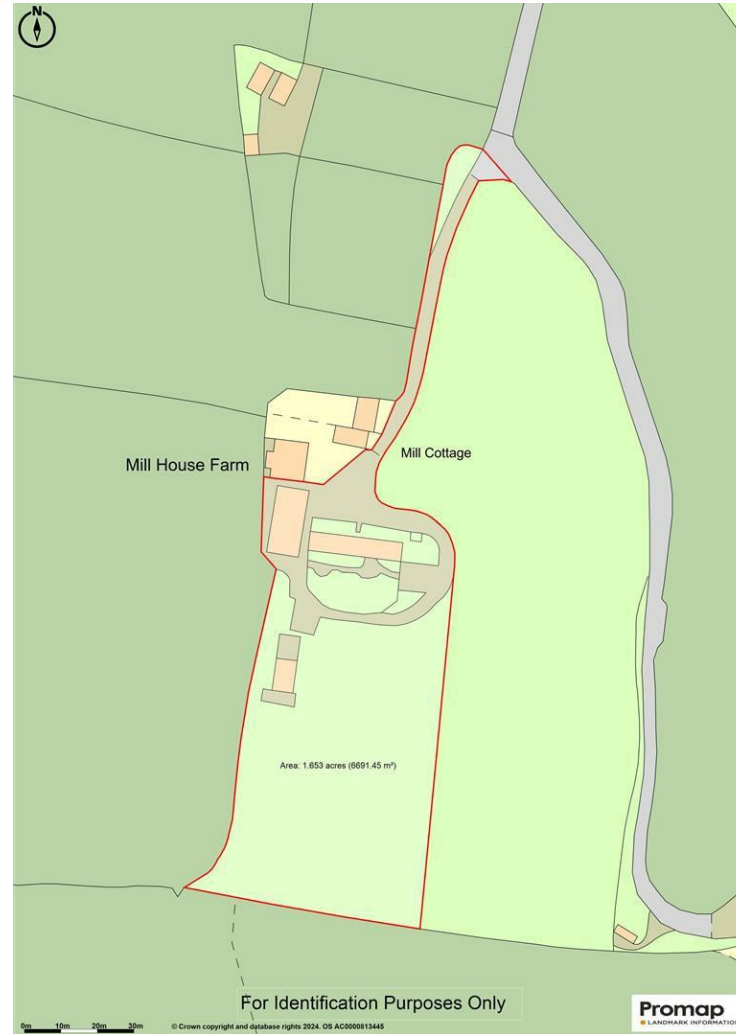








For identification purposes only. Not to scale.
Plan produced using PlanUp.



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Promap
LANDMARK INFORMATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	71
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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