



Nestled in the picturesque village of Gainford, Darlington, this charming stone-built cottage offers a delightful blend of character and modern living. With its period features and enchanting views overlooking the village green, this property is sure to capture your heart.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The living room boasts a cosy log burner, perfect for those chilly evenings, while the open-plan kitchen and dining area create a warm and welcoming atmosphere for family gatherings. Additionally, a spacious hobby room offers versatility, whether you wish to use it as a study, playroom, or dining/family room.

The first floor comprises three well-proportioned bedrooms, providing comfortable accommodation for families or guests. A conveniently located bathroom with WC completes the upper level, ensuring practicality for everyday living.

Externally, the property features a mature, established south-facing garden, with stunning views, ideal for enjoying sunny afternoons or hosting summer barbecues. The garden offers a tranquil retreat, surrounded by greenery and the charm of the village. Buyers please note that there is no onward chain.





- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- OPEN PLAN KITCHEN/DINER
- MATURE, ESTABLISHED SOUTH FACING REAR GARDEN
- SHARED PEDESTRIAN ACCESS WITH THE ADJOINING NEIGHBOUR AT NUMBER 17.
- VIEWS TO THE FRONT OVER THE VILLAGE GREEN
- LIVING ROOM WITH LOG BURNER
- THREE BEDROOMS
- WELL PLACED FOR EASE OF ACCESS TO DARLINGTON & BARNARD CASTLE

GENERAL INFORMATION

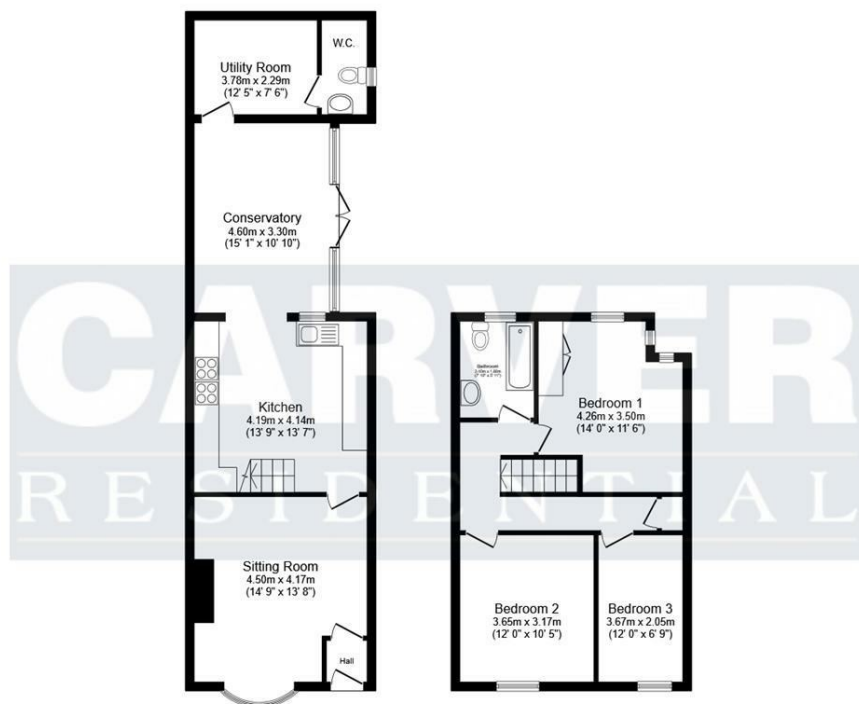
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham County Council (Tax Banding C)

Buyers please note that the rear garden has a shared pedestrian access with the adjoining neighbour at number 17. The garden also has shared access with adjoining neighbour.



Ground Floor

Floor area 63.4 m²
(682 sq.ft.)

First Floor

Floor area 46.3 m² (498
sq.ft.)

TOTAL: 109.7 m² (1,180 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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