



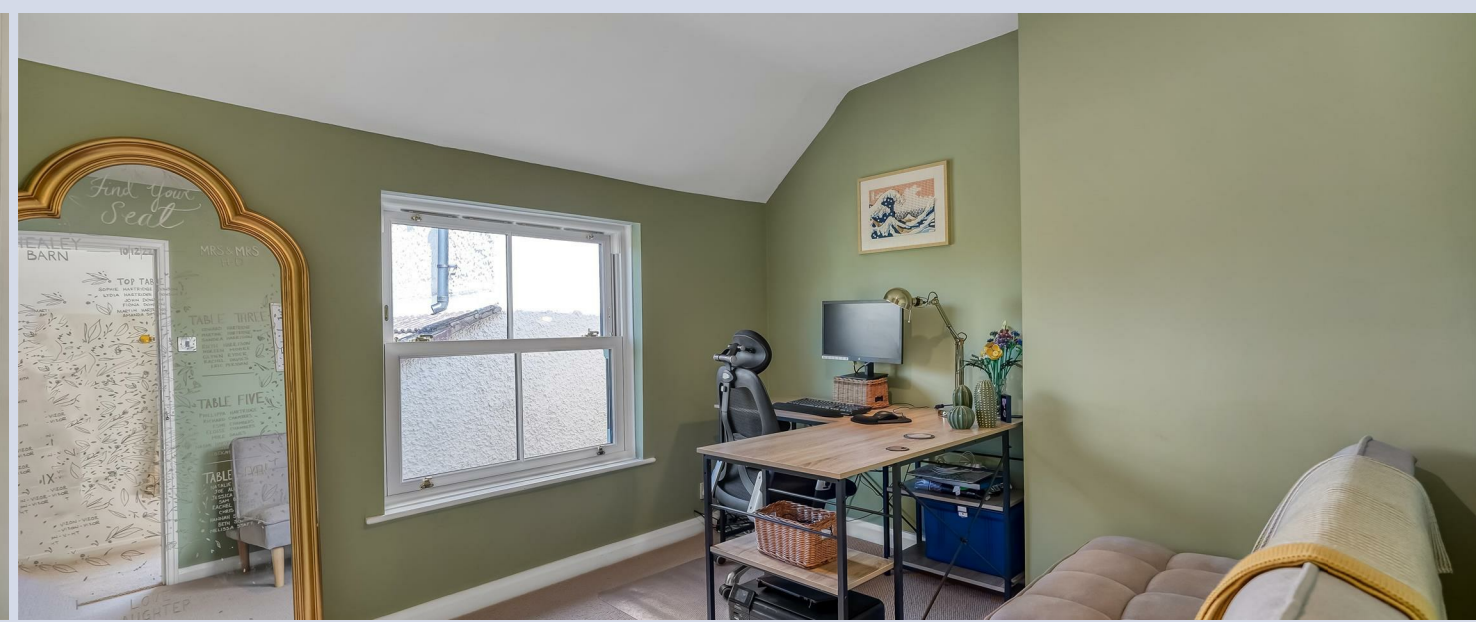
Situated in the village of Stapleton on the outskirts of Darlington, this deceptively spacious period home combines character and charm with a versatile layout that suits modern family living. With four generously sized bedrooms and two bathrooms, it offers the balance of space and practicality that families look for. On entering, the house has an immediate sense of warmth, with reception rooms that provide flexibility for both everyday living and entertaining. The proportions and layout create a good flow throughout, while retaining the period features that give the property its individuality. At the centre of the home is a large kitchen and dining space, designed to bring people together, whether that is family mealtimes or larger gatherings. The scale of the room makes it equally suited to daily use or special occasions. To the rear, the garden enjoys an attractive outlook with views towards the river, offering a peaceful setting to relax. Stapleton is a traditional village with a friendly community, while still providing straightforward access to the A66 and A1(M) for commuters. This is a home that blends period character with modern comfort, in a setting that balances village life with excellent connections.





- Four well-proportioned bedrooms and two bathrooms
- Spacious kitchen and dining area at the heart of the home
- Peaceful village location with easy access to the A66 and A1(M)
- Flexible reception rooms with period character and charm
- Private parking for two vehicles and attractive rear garden with river views

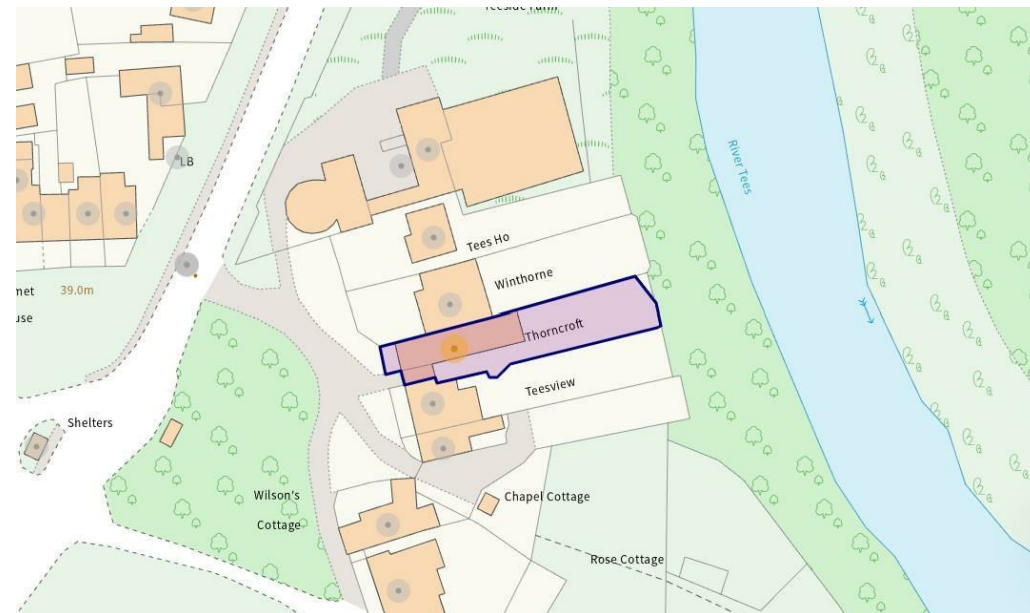
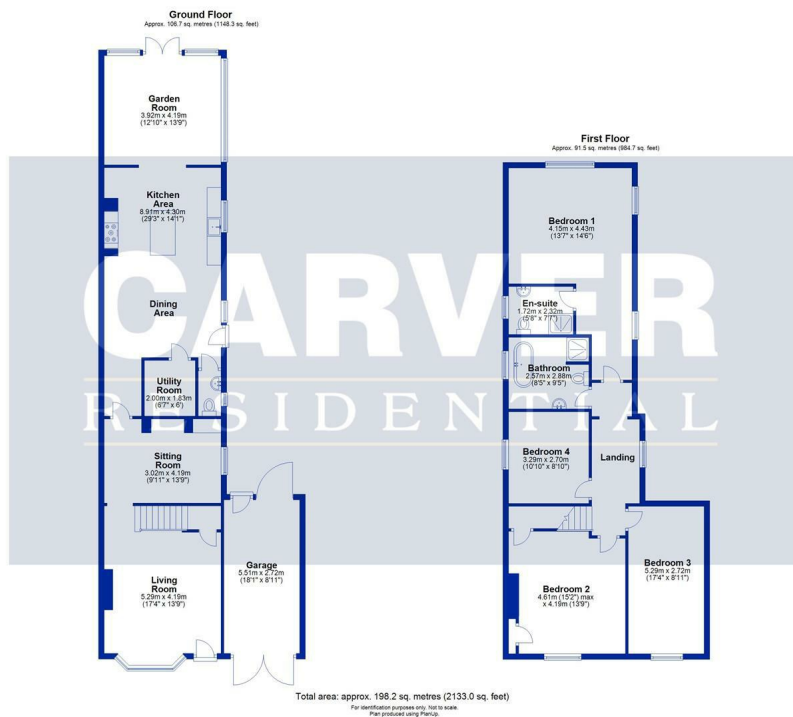
GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage.
 New Double glazing
 Local Authority: Richmondshire District Council (Tax Banding E)
 Parking and Access: The gravelled road which leads to the property is unadopted and belongs to the Parish Council - the owners have not been asked to contribute to its upkeep.
 The current owners park on the gravel area in front of the property without objection. An "Absence of Easement" indemnity policy is in place.











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 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		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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