



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

School Lane,
Gainford, Darlington, DL2 3DR
Offers over £400,000

House - Semi-Detached
4 Bedroom/s
1 Bathroom/s

Offered for sale with NO ONWARD CHAIN. A magnificent period property located in the highly sought after village of Gainford, just 15 minutes from Darlington train station and 15 minutes from the beautiful market town of Barnard Castle. The property was built in circa 1900 as an extension to the adjacent Edleston House. The property has extremely impressive, south facing gardens which are lined with high, private hedging. The home's layout briefly comprises reception hallway, which leads to the kitchen/breakfast room, garden room/dining area, living room and downstairs WC. To the first floor there are four bedrooms (access to bedroom one is through bedroom 4/study area). The shower room, to the rear of the property has been recently modernised too. River walks are only a few hundred yards away and the views over the adjoining countryside are hugely impressive and for that reason viewings are highly recommended.



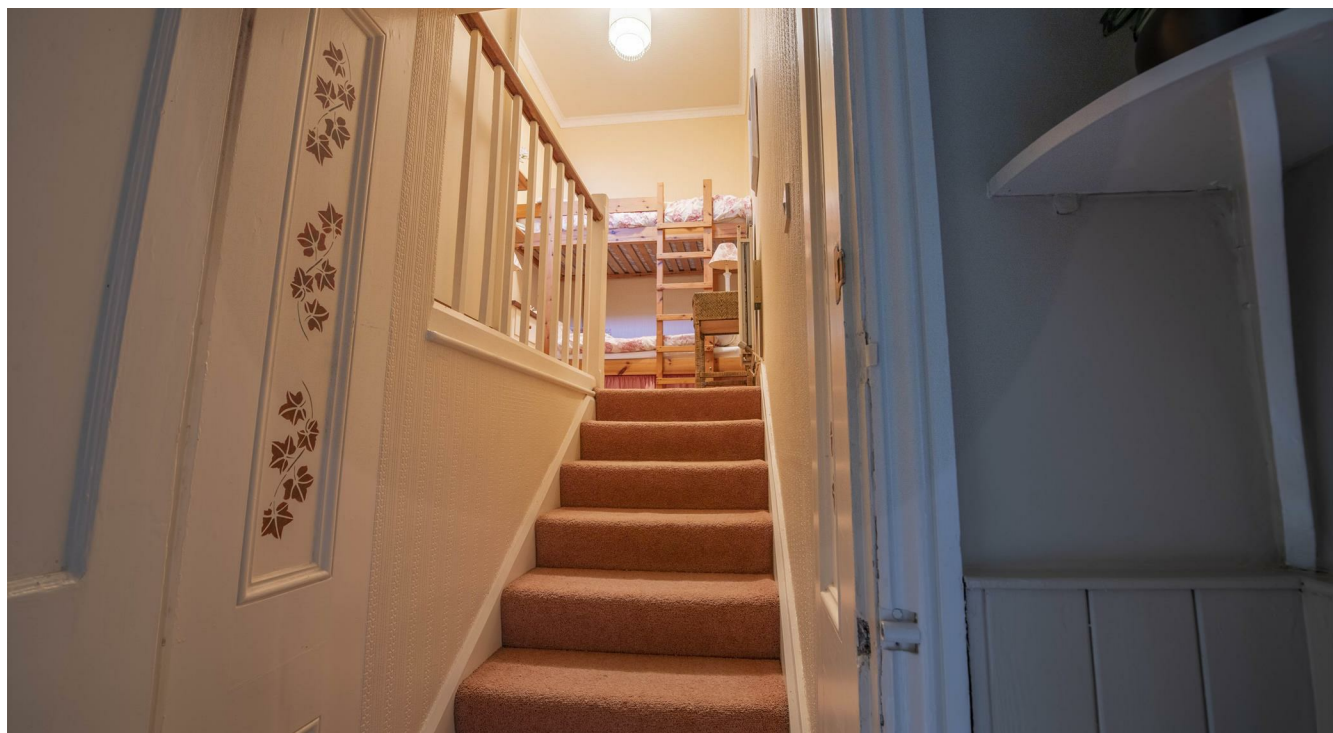


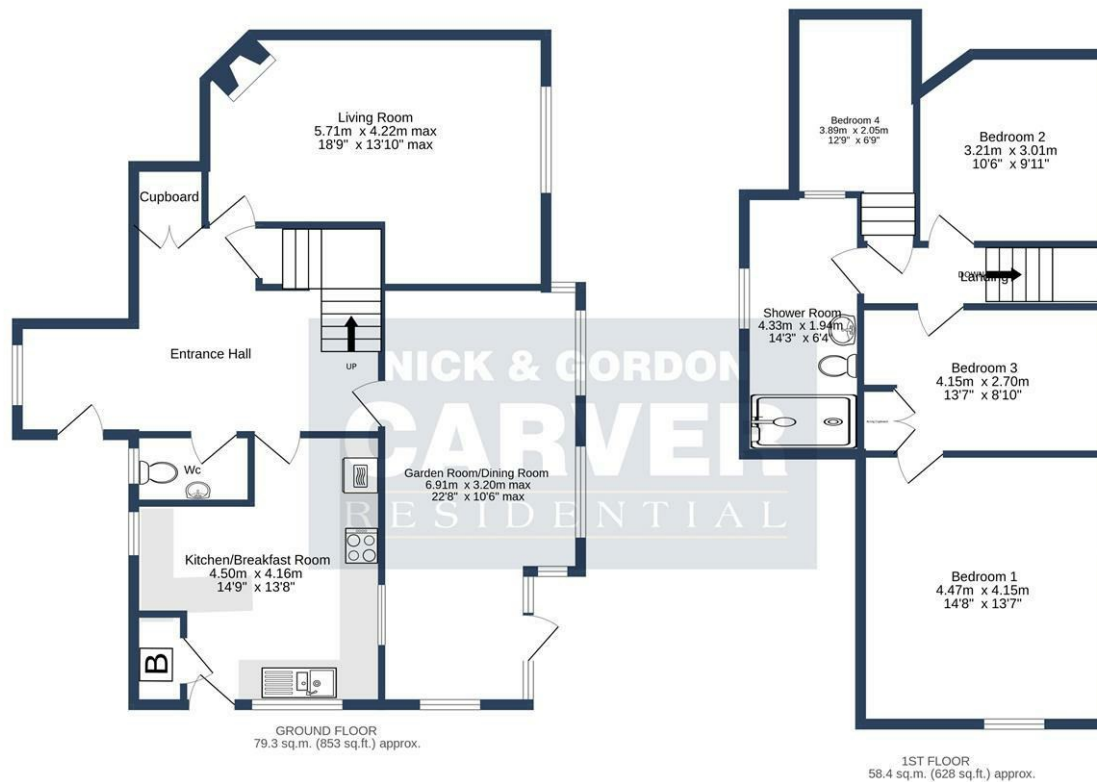
- BUILT c1900
- PARKING
- RURAL VILLAGE LOCATION
- BARNARD CASTLE WITHIN 15 MINUTES
- LARGE SOUTH FACING GARDEN
- RIVER WALKS NEARBY
- DARLINGTON WITHIN 15 MINUTES
- NO ONWARD CHAIN











EDLESTONS HOUSE WEST, GAINFORD, DL2 3DR.
TOTAL FLOOR AREA : 137.6 sq.m. (1482 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(81-91)		77
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)	27	
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk