



The Old Granary
Stainton



ABOUT THE PROPERTY

Dating back to 1870, The Old Granary is a charming stone built three-bedroom former granary with self-contained one bedroom annex, located in the desirable village of Stainton with beautiful views across open countryside.

Viewing is highly advised to fully appreciate this unique and versatile property.

Stainton is a popular village within easy reach of Barnard Castle. The property lies in an attractive rural area and provides an ideal base from which to explore Teesdale, the Yorkshire Dales and the Lake District. Barnard Castle has many amenities from local and national retailers. A range of educational opportunities are offered within the town such as local primary and secondary schools.



ADDISONS

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ACCOMMODATION

GROUND FLOOR

Reception Hall

A welcoming entrance hall with stone flooring, exposed beamed ceiling, stairs rising to the first floor, doors to ground floor accommodation, radiator, and Cloakroom.

Living Room

A spacious living room featuring an exposed beamed ceiling, attractive exposed stone chimney breast with multifuel stove inset, radiator, windows overlooking the rear garden and open countryside views beyond. Door providing access to the Garden.

Living Room/Kitchen

The Kitchen is fitted with a range of wall and base units, Rangemaster cooker with six ring hob and extractor fan over, stainless steel sink with mixer tap and drainer, pantry style cupboard, tiled flooring and window looking onto the terrace patio. The living area benefits from a large arched window which overlooks the rear garden, coving to the ceiling, radiator and door leading to the Garage.

Dining Room

Exposed beamed ceiling, large arched window, radiator and door to Reception Hall.

Utility

Window overlooking the terraced patio, sink, plumbing for a washing machine, space for undercounter appliances, gas central heating boiler and door leading into the Reception Hall.

FIRST FLOOR

Landing

Two windows overlooking the terrace patio, airing cupboard and doors leading to bedrooms.

Master Bedroom

Exposed beamed ceiling, window to rear elevation, fitted wardrobes, radiator, Ensuite comprising of paneled bath, separate walk-in shower cubicle, wc, hand wash basin, window and radiator.



Bedroom Two

With window overlooking the rear elevation, fitted wardrobe, radiator and Ensuite comprising of paneled bath, hand wash basin, wc, radiator and window.

Bedroom Three

Window overlooking the rear elevation, radiator and Ensuite bathroom fitted with panelled bath, wc, hand wash basin and radiator.

Annex

Adding to the flexibility on offer, the self-contained one-bedroom annex would be a great option for independent living, teenage /relative wing, or as previously used as a holiday let / AirBnB. The annex is accessed from the driveway via a stone staircase and comprises of open plan Living/Dining Kitchen with windows to dual aspect, spacious Bedroom and Bathroom fitted bath with electric shower overhead.

External

The property is approached via a wooden gate to a graveled sloping driveway providing ample off-road parking, turning circle and Garage access.
The front of the property benefits from terraced patio, the rear gardens provide a pleasing curtilage comprising of lawns, planted borders, graveled seating area and summerhouse.

Garage- Accessed via double doors from the driveway or from the Living Room/Kitchen, this larger than average Garage provides ample storage space or the opportunity to convert into further living accommodation subject to necessary planning.

Price - £685,000

Viewing -Strictly via appointment through the selling agents on 01833 638094.

Tenure- Freehold.

Council Tax Band E

Services- Gas Central Heating, Mains Electricity, Drainage and Water.

Brochure- Photographs & Details taken February 2024.



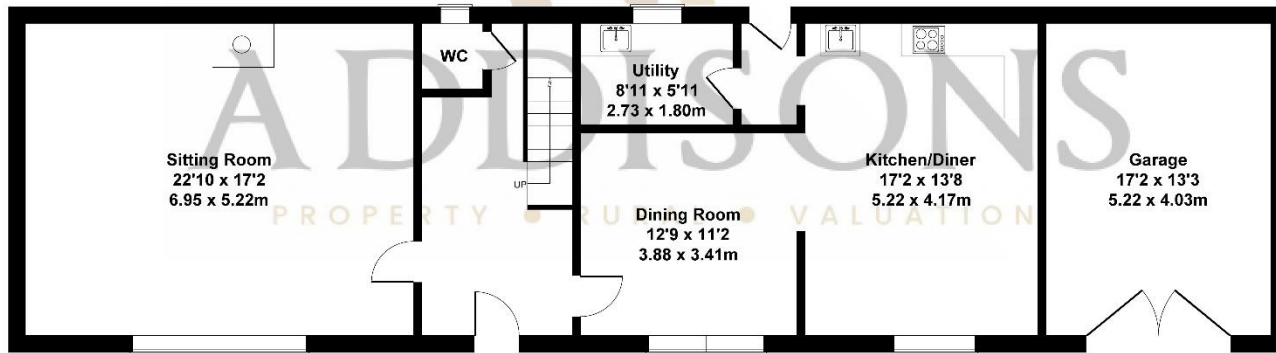


Floor Plan

The Old Granary



FIRST FLOOR




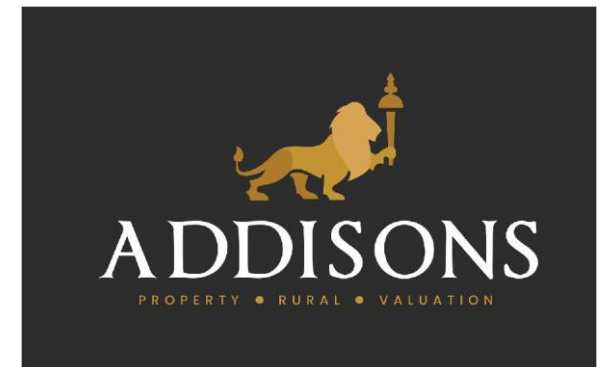
GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C		
55-68 D	59	
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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