



The Old Hay Barn
Lartington, Nr Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

The Old Hay Barn is a recently constructed detached house offering immaculately presented, spacious two-bedroom accommodation with splendid countryside views. The property is situated in a semi rural position on the edge of the desirable Teesdale village of Lartington and yet only a short car journey from the market town of Barnard Castle with all its amenities.

This beautifully appointed two bedroomed dwelling has been lovingly built using stone from the original Old Hay Barn which dates back over 200 years ago. The property offers spacious open plan living accommodation downstairs, with two en suite bedrooms upstairs. The open-plan ground floor accommodation benefits from underfloor heating.

Since its rebuild the property has been run as a successful holiday let.



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ACCOMMODATION

Entrance Hallway

Open Plan Living/Dining/Kitchen

Fully fitted kitchen with integrated dishwasher, washing machine, sink unit and range cooker. There is space within the kitchen for a family sized dining table and chairs. The dining area gives way to the lounge area with sliding patio doors which lead to a sheltered patio with lovely countryside views

FIRST FLOOR

Bedroom One

Double bedrooms with wc, bath and separate corner shower in en-suite.

Bedroom 2

Double bedroom with en-suite with walk in shower and wc.

EXTERNALLY

The property is approached via its own private drive, with plenty of parking and an electric vehicle charging point. Lawned front and rear garden with flagged rear patio.

Hot and cold water via external taps and an external socket

PRICE

£500,000

SERVICES

The property has an air source heat pump which operates the heating and underfloor heating. The property benefits from a mains water supply. The property has its own septic tank.

Sporting & Mineral Rights

This property is subject to Manorial Rights

PROPERTY INFORMATION

Tenure- Freehold

Local Authority -Durham

Council Tax- Band D

Annual Price:- £2,551

Conservation Area- No

Flood Risk-Very low

Broadband- Basic 4 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability- BT and Sky

Parking- Yes

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors Tel: 01833 638094 opt 1

BROCHURE

Details and photographs taken 2024

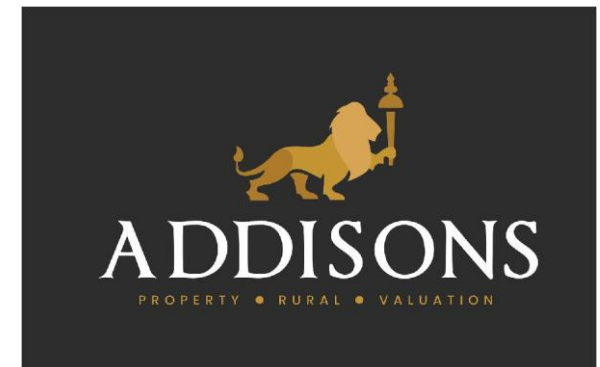




Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		95
81-91 B	86	
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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