

The Beeches, Lartington, Barnard Castle



The Beeches, Lartington, Barnard Castle.

Guide Price: £595,000

Sitting on the edge of this highly regarded village, conveniently positioned for Barnard Castle, 'The Beeches' is a substantial Grade II Listed period property with walled gardens and a small paddock. To the ground floor there is an impressive entrance hallway, three reception rooms, a kitchen, a cloakroom and a utility. The first floor features four bedrooms, a bathroom and a shower room. Externally there are generous gardens to the front and rear including a small orchard, a double garage and gravelled driveway. There is additional land available by separate negotiation. Being offered to the market CHAIN FREE, an early inspection is strongly recommended!



Entrance Hall:

The impressive hallway is accessed through a timber panelled door and features decorative floor tiling, a radiator, under stairs storage and a feature staircase to the upper floor.

Living Room:

A dual aspect room having sliding sash windows to the front and side of the property. There is a radiator, a TV point, stripped floorboards and a sandstone fireplace housing a log burning stove.

Dining Room:

With a sliding sash window to the front of the property, a radiator and a pair of doors opening to the kitchen.

Sitting Room:

An additional reception room which could be a dining room, family room or snug. It has a radiator, and windows to the side and rear overlooking the garden.

Kitchen:

Fitted with a range of cream coloured wall and base units with complimenting granite countertops and soft close fittings. Integrated into the units are an electric hob and oven. There is plumbing for a washing machine, a radiator, a fireplace recess and a window overlooking the rear garden.

Rear Lobby:

With a door to the garden.

Cloakroom:

Fitted with a WC and a wash hand basin.

Utility:

With a tap and a window.

Rear Hallway:

Having a window to the garden and a timber panelled door to the rear of the property.

First Floor Landing:

The feature staircase leads to the first floor landing where there is a sliding sash window to the front with an open aspect over the garden and countryside beyond.

Bedroom:

A double bedroom with a radiator and a sliding sash window to the front with countryside views.

Bedroom:

A dual aspect double bedroom having a radiator and windows to the front and side with open views.



Bedroom 3:

A double bedroom with a radiator and a window to the rear with open views.

Bedroom 4:

A double bedroom with a radiator and a window to the rear with views.

Bathroom:

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is a heated towel rail and a window.

Shower Room:

Having a shower, a WC and a wash hand basin.

External

The Beeches is set back from the road behind a high mature hedge and a formal walled lawned garden with mature planting.

To the side there is a driveway which leads to the parking area and Double Garage.

The **Double Garage** (7.6m x 5.3m) has two sets of timber doors and has power connected.





The rear garden is mainly lawned and has a patio seating area, the original 'netty' and an outbuilding containing a sauna.

A gate to the rear leads to the small orchard which has been planted by the current owners.

There is additional land available by separate negotiation.

Additional Information

The postcode is DL12 9DD and the Council Tax Band is F.

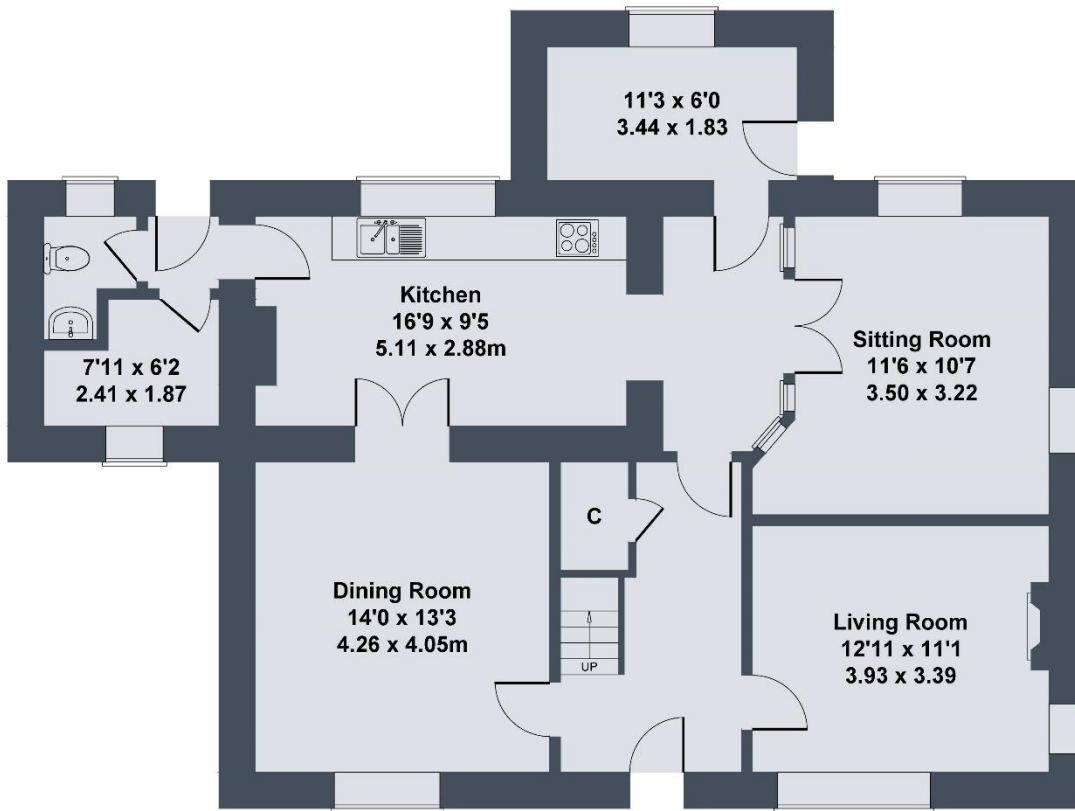
The property is Grade II Listed.

There is gas fired central heating.

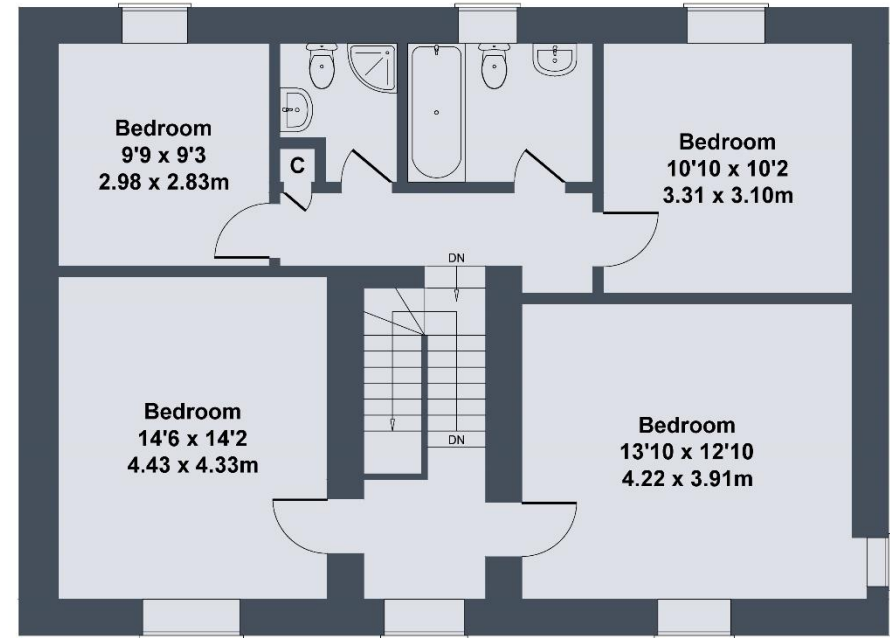
The property has a septic tank.



The Beeches, Lartington



GROUND FLOOR



FIRST 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.

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