



**** VIRTUAL & AERIAL TOURS AVAILABLE ****

**** HIGHLY SOUGHT AFTER LOCATION ** ** EXTREMELY RARE OPPORTUNITY ****

**** LARGE FAMILY HOME AND FORMER SHOP ** ** POTENTIAL FOR FURTHER EXTENSION OR DEVELOPMENT SUBJECT TO RELEVANT CONSENT ****

**** NO ONWARD CHAIN ****

An amazing opportunity to acquire this large scale property of historical and architectural significance. Built in 1901, replacing 3 cottages, this substantial property was built as a butchers shop and a large dwelling.

The shop has been made independent of the house, ideal for a teenage/granny annex subject to the relevant consent. Alternatively with the removal of a false dividing wall, the shop can be reincorporated into the house as it was initially built. It has fabulous curb appeal, nicely set back overlooking the green and stands on a sizeable 0.21 acre plot. The large plot further lends itself to a further extension or development subject to the relevant consent. It has a double garage for secure parking, two large stores and a cellar.

Haughton Green, Darlington, DL1 2DF

4 Bed - House

Offers In Excess Of £500,000

EPC Rating

COUNCIL TAX BAND A

TENURE Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Houghton Green, Darlington, DL1 2DF

A beautifully landscaped South facing garden is not directly overlooked to the rear giving a sense of privacy, which is so often sought, but not often found. The main house boasts outstanding accommodation designed with architectural flare and sumptuous interior design with high ceilings and period features. It features oil fired central heating, and some lovely sash style double glazed windows.

The former shop is single storey, split into three rooms, and features gas central heating via a Vokera boiler (fitted 2019).

Overall this home really is a joy, having been significantly improved by the present owners with little regard for cost, with a great deal of thought, a manner befitting to this special home, but also having so much further potential.

GROUND FLOOR

Light and airy hallway with traditional tiled flooring, giving a fabulous first impression on entrance. Two sizeable reception rooms with stunning reinstated period features which must be viewed to be fully appreciated.

Principal reception has a large lounge/family room, running front to rear which allows for both seating and dining. An immediate focus point is the Carrera Marble fireplace with open fire, lovely for those cosy nights in. There is a delightful archway with detailing between the two areas, with double glazed French doors to the rear, leading to a patio area, perfect for alfresco dining.

Right of the hallway is the impressive separate dining room featuring a cast iron fireplace, perfect to entertain family and friends. Having been extended the ground floor allows for a beautifully appointed kitchen, breakfast room and utility/w.c which add to what is an excellent amount of accommodation to the ground floor. The breakfast area is extremely versatile could be used as an office, with a pleasant open archway to the nicely presented kitchen, providing a good range of traditional units with laminate work surfaces, incorporating a sink unit with mixer tap, cooking facilities, integrated dishwasher and double glazed Velux window, as well as the rear window overlooking the garden, flooding the room with natural light.

The Utility room has further units, stainless steel sink unit with mixer tap, plumbing for washing machine, W/C and door to cellar, which houses the boiler.

FIRST FLOOR

The galleried style landing is a light filled space with stunning large arched window with enticing views over the rear garden. Four well-dressed bedrooms can be found on this floor, all in excellent decorative order, light and airy with high ceilings and two bedrooms with large fitted wardrobes. Generous family bathroom with panelled bath, separate shower cubicle providing fully pumped shower, basin, W/C, bidet, and cupboard housing the domestic hot water cylinder. Separate W/C also to this floor comprise W/C and basin.

EXTERNALLY

This property commands a generous site, with pleasant views over the green to the front. It lies within easy reach of local shops, amenities and schooling along with transport links to the A1(M) & A66. The beautifully tended rear garden will certainly not fail to impress having that favourable South aspect thus gaining majority of the afternoon sun with a special blend of ambience and privacy overlooking fields. It is predominantly laid to lawn with private patio areas, stone trough water feature, large rainwater tank, two outside taps, greenhouse and shed with power and mature flowering borders. There are two further large stores perfect for a DIY enthusiast and additional hardstanding for one vehicle accessed by double gates also double garage with two electric roller doors, lighting and power and separate W/C.

FORMER BUTCHERS SHOP, stands to the right of the main dwelling, gives so much potential, either separate or reincorporated to the main house. It has a gas instant water heater and split into three separate areas, former shop front, separate store room, with passage housing traditional AGA, leading to a potential kitchen/store.

Please Note: Council tax band A. Freehold basis. EPC rating Band F
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

MAIN HOUSE

ENTRANCE HALLWAY

LOUNGE/FAMILY ROOM

15'9" x 24'5" (4.81 x 7.45)

DINING ROOM

14'11" x 12'11" (4.55 x 3.95)



Houghton Green, Darlington, DL1 2DF

KITCHEN

13'6" x 9'11" (4.14 x 3.03)

BREAKFAST ROOM

10'5" x 10'11" (3.19 x 3.35)

UTILITY ROOM

10'4" x 7'5" (3.16 x 2.28)

CELLAR

to follow x 8'4" (to follow x 2.56)

FIRST FLOOR LANDING

BEDROOM ONE

16'9" x 14'11" (5.13 x 4.56)

BEDROOM TWO

18'8" x 10'11" (5.70 x 3.34)

BEDROOM THREE

16'3" x 14'11" (4.96 x 4.57)

BEDROOM FOUR

15'2" x 8'11" (4.63 x 2.74)

BATHROOM/W.C

11'10" x 9'6" (3.61 x 2.90)

SEPARATE W/C

FRONT ELEVATION

REAR GARDEN

STORE ONE

7'4" x 12'1" (2.26 x 3.69)

STORE TWO

12'7" x 13'5" (3.84 x 4.10)

DOUBLE GARAGE

17'7" x 16'7" (5.38 x 5.08)

FORMER BUTCHERS SHOP

FORMER SHOP FRONT

12'10" x 23'0" (3.92 x 7.03)

SEPARATE STORE ROOM

15'1" x 14'10" (4.62 x 4.53)

POTENTIAL KITCHEN/STORE

9'4" x 8'11" (2.85 x 2.74)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

46-48 Houghton Green
 Approximate Gross Internal Area
 3595 sq ft - 334 sq m



BASEMENT

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.
 Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		35	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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