



**Bishopton Lane, Great Burdon, DL1 3JR**  
**9 Bed - Barn Conversion**  
**£675,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Bishopton Lane Great Burdon Darlington DL1 3JR

**\*\* DEVELOPMENT OF FOUR PROPERTIES \*\* \*\* PART OF BURDON HALL, GREAT BURDON \*\* \*\* PRIVATE RURAL LOCATION \*\* \*\* HOME & INCOME OPPORTUNITY \*\* \*\* NO CHAIN \*\***

A courtyard development of four properties comprising of two, one bedroom single storey bungalows, a three/ four bedroom, two storey house and a three bedroom, three storey house with development potential to create extra bedrooms.

The properties form part of Burdon Hall in a rural location accessed by a gated private road on the outskirts of Darlington. Surrounded by beautiful open countryside yet only four miles from Darlington Town Centre and close to the A66.

**THE COACH HOUSE.** Hall, Cloakroom/ wc, Living Room 28'8 x 24'4, Kitchen 19'10 x 14'4 narrowing to 6'8, Bedroom 16'6 x 16'2, en suite Bathroom/wc 7'4 x 7'4.

**THE COURTYARD.** Ground floor. Hall 18'0 x 18'0, Cloakroom/ wc, Living Room 44'8 x 18'10, Sitting Room 17'6 x 17'0, Kitchen 12'6 x 10'8. First floor. Landing, Bedroom 1 17'8 x 17'0, Bedroom 2 16'10 x 11'0, en suite Shower Room/ wc, Bedroom 3 12'8 x 9'10 increasing to 20'10, en suite Shower Room/ wc, Bathroom/ wc 12'6 x 11'0. Second floor. Room 1, Room 2, Bathroom/ wc. Garden to the rear.

**THE STABLES.** Ground floor. Hall, Bedroom 2 14'8 x 10'4 increasing to 12'6, Bedroom 3 12'4 x 8'0, Bathroom/ wc 8'0 x 7'8, Inner Hall, Bedroom 1 19'4 x 18'0 max, en suite Shower Room/ wc. First floor. Living/ Dining Room/ Kitchen 31'6 x 15'2, Landing, Reception/ Bedroom 18'0 x 12'0, Bathroom/ wc 6'10 x 6'10. Garden to the rear.

**THE VIEW.** Living Room 20'0 x 16'0, Inner Hallway, Hallway, Kitchen 12'4 x 9'6, Bedroom 12'10 x 9'6, Bathroom/ wc 9'4 x 7'10. Garden to the rear.

This is a rare opportunity to purchase such a unique property suitable for a variety of potential buyers and viewing is highly recommended.

**EPC RATING.** The Coach House: D. The Courtyard: D. The Stables: D. The View: D.

**COUNCIL TAX BAND.** The Coach House: D. The Courtyard: B. The Stables: Not known. The View: C.



















### THE COACH HOUSE

#### Entrance Hall

7'8 x 7'4 (2.13m'2.44m x 2.13m'1.22m)

#### Cloakroom/ wc

7'6 x 3'8 (2.13m'1.83m x 0.91m'2.44m)

#### Living Room

28'6 x 24'4 maximum (8.53m'1.83m x 7.32m'1.22m maximum)

#### Kitchen

19'10 x 14'4 narrowing to 6'8 (5.79m'3.05m x 4.27m'1.22m narrowing to 1.83m'2.44m)

#### Bedroom

16'6 x 16'2 (4.88m'1.83m x 4.88m'0.61m)

#### Bathroom/ wc

7'4 x 7'4 (2.13m'1.22m x 2.13m'1.22m)

### THE COURTYARD

#### Reception Hall

18'0 x 18'0 approximately (5.49m'0.00m x 5.49m'0.00m approximately)

#### Cloakroom/ wc

#### Living Room

44'8 x 18'10 (13.41m'2.44m x 5.49m'3.05m)

#### Sitting Room

17'6 x 17'0 (5.18m'1.83m x 5.18m'0.00m)

#### Kitchen

12'6 x 10'8 (3.66m'1.83m x 3.05m'2.44m)

#### First floor

#### Landing

#### Bedroom 1

17'8 x 17'0 (5.18m'2.44m x 5.18m'0.00m)

#### Bedroom 2

16'10 x 11'0 (4.88m'3.05m x 3.35m'0.00m)

#### En Suite Shower Room/ wc

#### Bedroom 3

12'8 x 9'10 increasing to 20'10 (3.66m'2.44m x 2.74m'3.05m increasing to 6.10m'3.05)

#### En Suite Shower Room/ wc

#### Bathroom/ wc

12'6 x 11'10 (3.66m'1.83m x 3.35m'3.05m)

#### Second floor

#### Room 1

16'6 x 16'0 maximum (4.88m'1.83m x 4.88m'0.00m maximum)

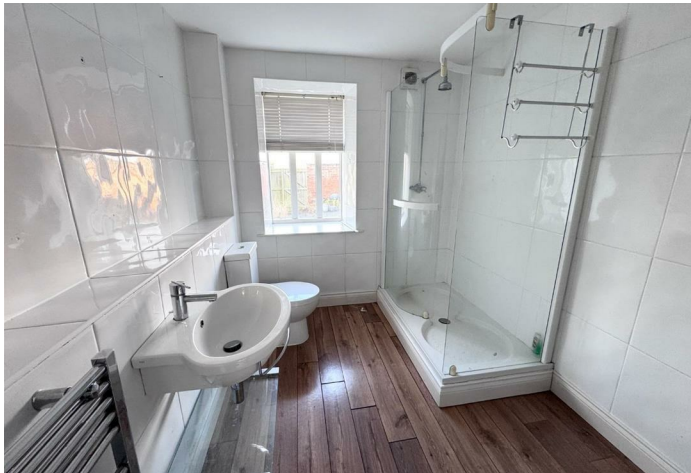
#### Room 2

13'0 x 13'4 maximum (3.96m'0.00m x 3.96m'1.22m maximum)

#### Shower Room/ wc

### THE STABLES

#### Ground floor



#### Entrance Hall

8'4 x 6'0 (2.44m'1.22m x 1.83m'0.00m)

#### Bedroom 2

14'8 x 10'4 increasing to 12'6 (4.27m'2.44m x 3.05m'1.22m increasing to 3.66m'1.83)

#### Bedroom 3

12'4 x 8'0 (3.66m'1.22m x 2.44m'0.00m)

#### Bathroom/ wc

8'0 x 7'8 (2.44m'0.00m x 2.13m'2.44m)

#### Inner Hall

6'8 x 5'6 (1.83m'2.44m x 1.52m'1.83m)

#### Bedroom 1

19'4 x 18'0 maximum (5.79m'1.22m x 5.49m'0.00m maximum)

#### En Suite Shower Room/ wc

7'2 x 6'6 (2.13m'0.61m x 1.83m'1.83m)

#### Landing

10'6 x 7'0 (3.05m'1.83m x 2.13m'0.00m)

#### First floor

#### Living/ Dining Room/ Kitchen

31'6 x 15'2 maximum (9.45m'1.83m x 4.57m'0.61m maximum)

#### Reception/ Bedroom

18'0 x 12'0 (5.49m'0.00m x 3.66m'0.00m)

#### Bathroom/ wc

6'10 x 6'10 (1.83m'3.05m x 1.83m'3.05m)

### THE VIEW

#### Lounge

20'0 x 16'0 (6.10m'0.00m x 4.88m'0.00m)

#### Inner Hall

#### Entrance Hallway

12'4 x 3'0 (3.66m'1.22m x 0.91m'0.00m)

#### Kitchen

12'4 x 9'6 (3.66m'1.22m x 2.74m'1.83m)

#### Bedroom

12'10 x 9'6 (3.66m'3.05m x 2.74m'1.83m)

#### Bathroom/ wc

9'4 x 7'10 maximum (2.74m'1.22m x 2.13m'3.05m maximum)

#### EPC rating

The Coach House: D

The Courtyard: D

The Stables: D

The View: D

#### Council Tax Band

The Coach House: D

The Courtyard: B

The Stables: Not known

The View: C









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

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.

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