



Cringle Dykes, Hunwick, DL15 0RD
4 Bed - Barn Conversion - House
£425,000

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Cringle Dykes Hunwick, DL15 0RD

Robinsons have the pleasure of offering to the sales market this charming four bedroom barn conversion, which offers high quality living accommodation throughout and should prove to be a superb family home. The house is located in the ever desirable village of Hunwick which is well placed for commuting to Durham, Darlington and Teeside.

The house is a unique design and has been sympathetically modernised keeping some attractive features, including exposed roof beams, vaulted ceilings, open plan living, two reception rooms, four double bedrooms and three bath/shower rooms.

The property is warmed by gas central heating, via a LPG storage tank, and has wood framed double glazed windows, and 'Velux' style roof windows.

The internal accommodation comprises; welcoming hallway with storage cupboard and cloakroom/WC. The hallway leads directly to the kitchen which is extensively fitted with a range of wall, base and drawer units with integral appliances. Open plan lounge/dining room with log burning stove and arched windows enjoying views over the sizeable garden. A further hallway gives access to a second reception room with log burning stove which would be ideal for a cosy snug. To conclude the ground floor accommodation there is a double bedroom with en-suite shower room.

To the first floor there are a further three double bedrooms, one having the use of a en-suite shower room. Family bathroom with three piece suite, including mains shower over bath.













OUTSIDE

The access to the property is via a gravelled driveway and leads to a single garage (in a block of three). The sizeable lawned garden is enclosed via a stone wall and timber fence with gated access allowing off road parking for several cars. The garden is well maintained and is predominantly laid to lawn with mature shrubs and boards and paved patio areas which enjoys a pleasant outlook over surrounding farmers fields.

LOCATION

Situated on a quiet lane on the outskirts of the sought after village of Hunwick. The village, which provides a number of amenities, includes a reputable primary school, tea room and public house. Hunwick is well placed for travelling to nearby commercial centres including Durham City (9 miles), Newcastle upon Tyne (27 miles), Bishop Auckland (4½ miles) and Darlington (17 miles).

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: D

Annual Price: £2,551

Broadband

Basic

2 Mbps

Superfast

69 Mbps

Mobile Signal: Average/Good

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

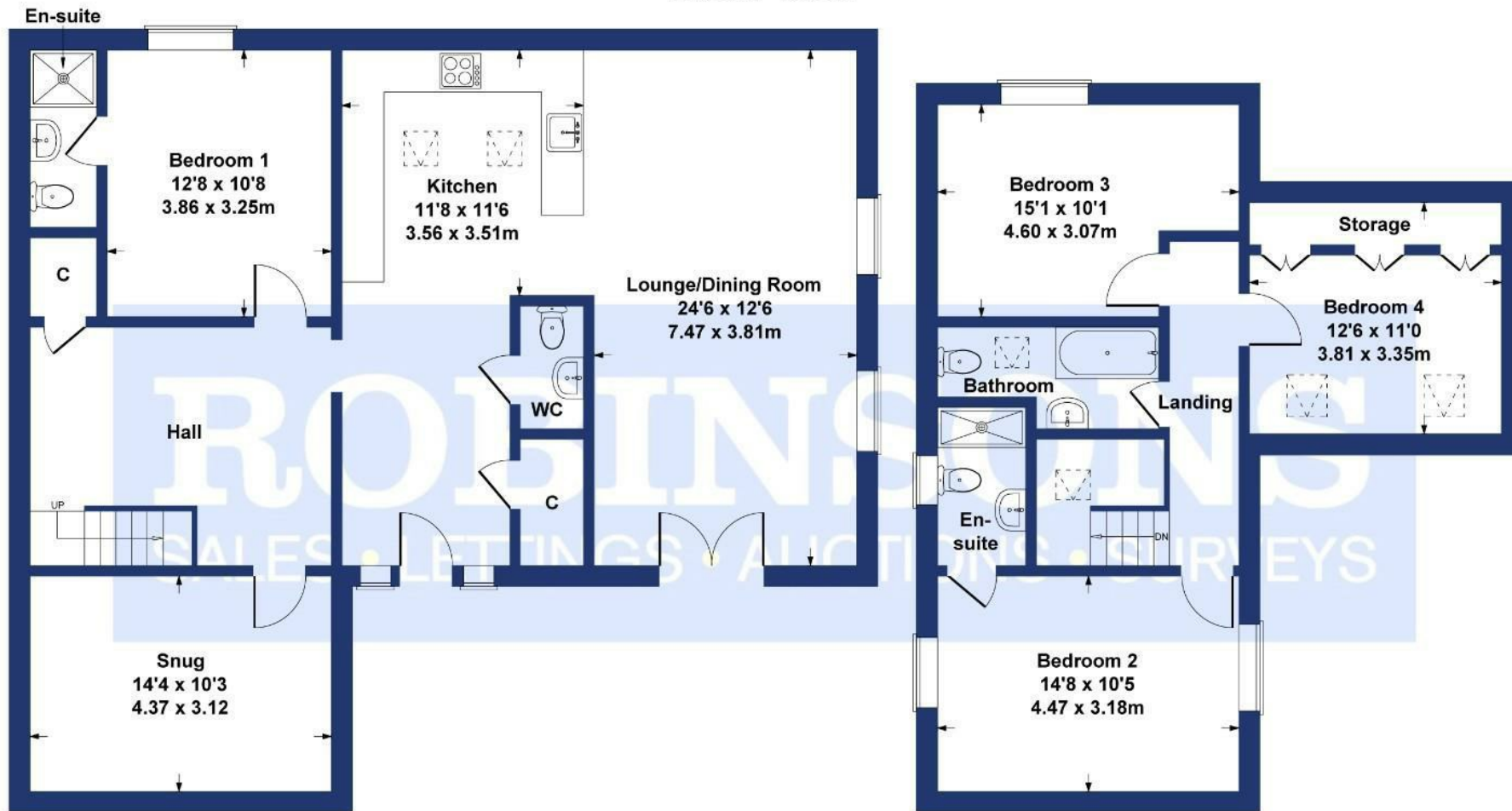
What3words

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Cringle Dykes, Hunwick

Approximate Gross Internal Area
1723 sq ft - 160 sq m



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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