



*Ann Cordey*  
ESTATE AGENTS

Stonehaven, Summerhouse, Darlington, DL2 3UD  
Offers In The Region Of £485,000



# Stonehaven, Summerhouse, Darlington, DL2 3UD

Dating back to 1896 and having been brought right up to date with modern technology and efficiency the converted Chapel offers the very best of both worlds. The instant kerb appeal and character of the property is sure to appeal to those looking for a unique home in ready to move into order.

The current vendors have paid excellent attention to detail during the refurbishment, being sympathetic to the origins of the home whilst introducing modern fittings and stylish decor. The accommodation is light and bright and flows perfectly from the welcoming hallway with the impressive Oak balustrade, to the generous lounge with a log burning stove and reclaimed stone mantel.

The kitchen, dining and living area is to the rear of the property and boasts unspoilt views over the rear garden and countryside beyond to lose yourself in.

The kitchen has been well planned and designed to the highest specification with a modern range of cabinets, centre island all complimented with a stunning Dekton worktop and a host of integrated appliances. The rear of the property has a full picture window and French doors leading to the patio to the rear. A door from the kitchen has convenience access to the garage. A handy utility room and cloaks/wc is a must in any home and completes the accommodation to the ground floor.

To the first floor there are three, very well proportioned double bedrooms all serviced by a statement four piece bathroom with clawfoot bath and separate shower. There is concealed access to a fixed staircase that leads up to the attic area which provide storage but could be converted to provide space for an office area. Externally there is an enclosed forecourt to the front. There is access to the larger than average garage. The rear garden is of a good size and is enclosed by original and weathered grey stone walls and is mainly laid to lawn. Split into two separate areas, with a lawned area edged by established borders and original outbuildings and Indian sandstone patio and paving. A single gate leads through to a further enclosed grassed area with stone built buildings and vehicular access.

The picturesque views beyond the boundary across the Raby Estate are breath-taking, and can be enjoyed throughout the seasons. The out buildings offer the exciting potential to convert into further accommodation given the trend for home bars, games rooms or home office. The property itself has renewed floors with under floor heating to the ground floor. The walls have been insulated, and the property is warmed by Air source pump heating. Re-Wired & Re-plumbed throughout and having internet points to all rooms.

The position on the village green at Summerhouse is ideally placed for transport links to Darlington & Staindrop. A local bus service is still in operation and there are many country walks. The village has its own village hall and is an intimate and vibrant community one which has always proved popular with home buyers.

TENURE: Freehold

COUNCIL TAX D

## RECEPTION HALLWAY

The bespoke Accoya wood entrance door to the property sets the tone for the quality and style throughout the home. Opening into a welcoming reception hallway with an impressive solid oak staircase to the first floor. The floor is ceramic tiled which is attractive and practical and has under floor heating.

## LOUNGE

16'10" x 16'5" (5.14 x 5.01)

The reception room is of a good size yet retains a cosy feel. Having three picture windows to the front aspect allowing for a great deal of natural light. An inset to the chimney breast is edged with reclaimed stone with York stone hearth and has a log burning stove at it's heart to cast a cosy glow. The stone fireplace is impressive and depicts the original character of the building. Again the room has tiling to the floor with underfloor heating.

## CLOAKS/WC/UTILITY

A convenient space with floor to ceiling storage cupboard with PIR lighting. There is a fitted worksurface with stainless steel sink and plumbing for an automatic washing machine. In addition there is a low level WC.

## KITCHEN, DINING & LIVING

24'0" x 15'8" (7.33 x 4.80)

The stunning open plan, kitchen, living and dining space is to the rear of the property and enjoys picturesque and unspoilt views of the garden and open countryside beyond. The kitchen itself has been well planned and fitted with a high end range of matt black wall, floor and drawer cabinets contrasting perfectly with the warm tones of the Nordic oak centre island. The impact of the 'dektion' worksurfaces and feature wall splashback brings the whole area together which oozes style and quality with ambient downlighting to further showcase the area.

The integrated appliances include a larder fridge and freezer, dishwasher, electric double oven with combination microwave and induction hob. The ceramic tiled floor continues through from the hallway and again with the under floor heating. The room can easily accommodate a family dining table whilst allows for soft seating. A full wall of floor to ceiling windows, with French Doors are to the rear wall, which allows for a great deal of natural light and the glorious view.

## FIRST FLOOR



## LANDING

The oak staircase leads up to the landing area, which in turn leads to all three bedrooms and to the bathroom/wc. Another peak into the properties origin is in situ with an original roof truss in deep oak appearing from beneath the newly plastered walls.

An ingenious book case opens to reveal a fixed staircase which leads up to the attic area. The attic area is purely for storage, but has light and power and has been wired to receive high quality internet signal and it is head height within the centre.

## BEDROOM ONE

16'1" x 11'7" (4.91 x 3.54)

The principal bedroom of the home is a generous double room overlooking the front aspect it also boasts a large walk in wardrobe and dressing area.

## DRESSING ROOM

15'1" x 7'3" (4.60 x 2.22)

a generous space with a window to the front aspect.

## BEDROOM TWO

15'7" x 11'6" (4.76 x 3.52)

Bedroom two is also a well proportioned room and enjoying the views across the countryside to the rear. There is also a built in storage cupboard with PIR lighting.

## BEDROOM THREE

15'4" x 8'11" (4.68 x 2.74)

The third bedroom again, is sizeable and enjoys the countryside view to the rear.

## BATHROOM/WC

In keeping with the proportions of the property throughout, the house bathroom is generous. Being fully tiled with stylish ceramics and having a private, partitioned walk-in shower area with mains fed waterfall shower and under floor heating. The main bathroom has a lovely cast iron roll top bath to add a statement and character matching that of the reclaimed vanity cabinet which has the handbasin inset.

## EXTERNALLY

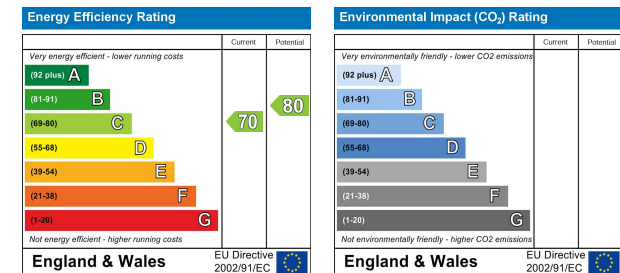
The property has a paved forecourt with a established holly tree and vibrant yellow kerria bush to add interest. There is access at the side to a larger than average garage which has an electric roller door, light and power and a convenient personnel door to the rear and also handy access into the kitchen.

The access lane leads past the garage and allows for vehicular access to the rear of the property. The grounds to the rear are of a good size and offer various areas of potential and use. The main garden of the home is enclosed by the original stone wall and has been landscaped with Indian Sandstone patio area and pathways. This garden is mainly laid to lawn with slate chipping to the borders, there is access to one of the outbuildings from this garden. A single gate to the rear leads through to a further walled garden, which runs the length of the property boundary and down the side towards the access point and passed the original stone built byres. The byres themselves are currently used for storage and do require some attention but offer an exciting opportunity to restore and upgrade and incorporate into the accommodation as a home office, gym, garden bar or summerhouse.

And then finally, the view to the rear is yours to enjoy, the unspoilt vista belongs to the Raby Estate and offers beautiful scenery and countryside walks to explore. The property really does offer the best of both worlds, modern design and finish partnering perfectly with the original character of the building. The countryside setting to enjoy whilst having the convenience of the ease of access to town. Viewing is highly recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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