



*Ann Cordey*  
ESTATE AGENTS

**The Haining Cleatlam, Darlington, DL2 3QS**  
**Offers In The Region Of £490,000**



## The Haining Cleatlam, Darlington, DL2 3QS

Occupying an absolutely fabulous setting in the most attractive medieval village in the heart of the beautiful County Durham countryside, between Staindrop and Barnard Castle. We have great pleasure in offering for sale this Grade II listed stone built cottage situated on a large plot with a stunning open aspect to the rear.

Internally the property offers generous living accommodation throughout and benefits from two spacious reception rooms, a stunning solid oak Kitchen and a separate study. To the first floor there are three double bedrooms and the bathroom.

Externally the property is situated on an expansive plot which offers generous off street parking, both front and rear gardens, garage, workshop and stone built outhouses.

### HALLWAY

### LIVING ROOM

13'6" x 22'2" (4.14 x 6.78)

Spacious living space with two windows overlooking the front aspect, plenty of space for furniture and exposed beams to the ceiling.

### KITCHEN

13'7" x 11'5" (4.15 x 3.48)

The Kitchen is fitted with solid oak wall and floor units, in keeping with the country charm of this property, there is a Belfast sink and contrasting work preparation surfaces as well as a range cooker, there are windows to both the front and rear. A useful pantry is located in the under stairs cupboard.

### STUDY

9'0" x 8'2" (2.75 x 2.49)

The study is the perfect space for anyone requiring to work from home, with plenty of space for storage and a window to the front aspect. The property does also benefit from high speed broadband.

### SUN ROOM

12'7" x 27'9" (3.84 x 8.46)

The sun room was a useful addition by the current owners and provides a second reception room that is generous in size and takes in the views of the stunning rear garden.

### FIRST FLOOR

#### BEDROOM ONE

14'0" x 11'8" (4.29 x 3.57)

The master bedroom benefits from dual aspect windows and fitted wardrobes.

#### BEDROOM TWO

10'11" x 11'11" (3.34 x 3.65)

Bedroom two benefits from a built in storage cupboard and a window overlooking the rear aspect.

#### BEDROOM THREE

10'11" x 9'9" (3.35 x 2.99)

The third double bedroom in this fantastic home has a window overlooking the rear aspect and built in storage cupboard.



## BATHROOM

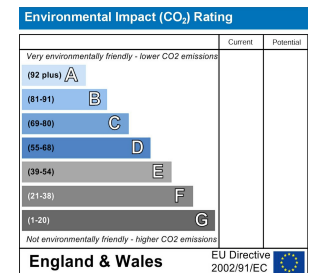
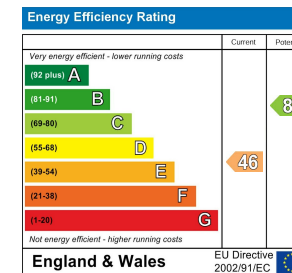
14'0" x 7'6" (4.27 x 2.30)

The bathroom features a modern and luxurious design, with a walk-in shower and a free-standing bath as its focal points. The walk-in shower is enclosed with clear glass panels and equipped with a rainfall shower head for a spa-like experience. The free-standing bath sits elegantly in the center of the room. The bathroom is finished with contemporary tiles, high-quality fixtures, and ample storage space. There is a window overlooking both the front and rear aspect.

## EXTERNALLY

To the front of the property there is a driveway for off street parking and a generously sized walled front garden.

To the rear there is a large garden with open countryside views, there is a garage, workshop and stone built outbuildings. The spacious garden offers plenty of room for outdoor activities and relaxation, while the open views provide a sense of peace and tranquility. The stone built outbuildings add to the rustic charm of the property and offer potential for storage or additional living space. This idyllic setting is perfect for enjoying the the summer months.



**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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