



*Ann Cordey*  
ESTATE AGENTS

**Lane Head Barn Low Skerningham Lane, Darlington, County  
Durham, DL1 3JA**

**Offers In Excess Of £410,000**





## Lane Head Barn Low Skerningham Lane, Darlington, County Durham, DL1 3JA

Tucked away in the most idyllic spot, with open aspects overlooking the beautiful British countryside, this Three Bedroom Barn Conversion is an exciting and unique proposition for any buyer!

Converted in 2008 and upgraded throughout the years, the property has a vast array of benefits.

Internally the main building offers generous living space across two floors, with spacious rooms and features in keeping with that of a traditional Barn. You enter the property into an Entrance Hallway, allowing access to the Snug with feature fireplace and log burning stove, Ground Floor Double Bedroom and Shower Room. The Kitchen is also accessed just off the Hallway. From the Kitchen you move into the Main Lounge again with the log burning stove and doors opening out on to the patio area.

The staircase to the first floor is accessed via the Lounge, and to the first floor are a further Two Bedrooms, with the master having two windows taking in the stunning views. The main Bathroom is also situated on the first floor.

Externally the plot is almost 1/3 of an acre, with extensive area for off street parking, as well as a large lawned area leading down to the open fields. There is a purpose built Office at the bottom of the Garden, with raised decked area . The perfect space for home working, and for a drink on a summer evening,.

There is both the main residence and a separate building which is current used as a Garage. This Garage has a had planning approved to convert into a three bedroom residence, with potential to split the two buildings and maximise the potential of the plot. With the planning application already beginning, this now cannot expire.

Early viewing is advised to appreciate the sheer beauty of this property.

£70 SERVICE CHARGE PER MONTH, BUT NO WATER RATES TO PAY.

TENURE: FREEHOLD

COUNCIL TAX : E

### ENTRANCE HALLWAY

Allowing access to the Snug, Bedroom and ground floor Shower Room, as well as the Kitchen. There is a sky light to the ceiling providing natural light.

### SNUG

14'9 x 14' (4.50m x 4.27m )

A fantastic cosy reception room with brick built fireplace and log burning stove, double doors opening out on to the Garden.

### BEDROOM TWO

16'1 x 9'2 (4.90m x 2.79m )

Generously sized ground floor Bedroom with ample space for bedroom furniture, window to the side aspect.

### SHOWER ROOM/WC

Fitted with a corner walk in shower, wc and hand basin, fully tiled and chrome heated towel rail, spotlights to the ceiling.



### KITCHEN/DINER

21'01 x 10'00 (6.43m x 3.05m)

Fitted with a range of wall and floor units, in keeping with the country style with solid wood worktops, tiled flooring, range cooker, Belfast sink, ample space for fridge freezer and space for a large dining table.

### LOUNGE

20'09 x 18'09 (6.32m x 5.72m)

Extremely spacious main Lounge, again with a feature fireplace and log burning stove, open staircase to the first floor and doors leading out onto the rear patio area.

### FIRST FLOOR LANDING

### BEDROOM ONE

21'06 x 11'07 (6.55m x 3.53m)

The master bedroom benefits from two windows both with stunning views over the countryside, as well as ample space for bedroom furniture and a king size bed.

### BEDROOM THREE

With window to the side aspect.

### BATHROOM/WC

The main Bathroom is fully tiled and fitted with a bath with overhead shower, the bath having LED mood lighting. There is also a wc and Handbasin, as well as useful storage.

### EXTERNALLY

Externally the plot is almost 1/3 of an acre, with extensive area for off street parking, as well as a large lawned area leading down to the open fields. There is a purpose built Office at the bottom of the Garden, with raised decked area. The perfect space for home working, and for a drink on a summer evening.

### GARAGE

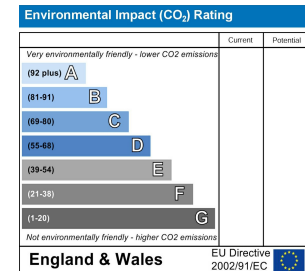
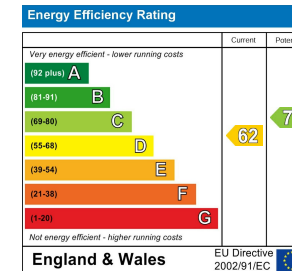
The Three car Garage is over two floors, on the ground floor there is a workshop and the main Garage which can easily accommodate three cars. The first floor is currently used as a games room with storage in the eaves, The building has planning permission for a three bedroom dwelling, and with work already starting this application cannot expire.

### OFFICE

Purpose built office with open views to the countryside, light power and WIFI.

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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