



WHITE HALL

5 Houghton Green, Darlington, County Durham



GSC GRAYS

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WHITE HALL

5 HAUGHTON GREEN, DARLINGTON, COUNTY DURHAM, DL1 2DD

A GRAND, GRADE II LISTED RESIDENCE, LOCATED IN A PROMINENT POSITION, ON HAUGHTON GREEN. RICH IN CHARM, CHARACTER AND ORIGINAL FEATURES WHILST BEING COMPLEMENTED BY EXTREMELY LARGE GROUNDS, WHICH INCLUDE GARDENS TO THE FRONT, SIDE AND REAR ALONG WITH GARAGING AND AMPLE SPACE FOR PARKING.

Accommodation

Grand hall • Living room • Dining room • Breakfast kitchen • Utility room • Boot room • WC/cloakroom • First floor landing • Master bedroom with en-suite & dressing room (could easily revert back to an additional bedroom) • Four further bedrooms • House bathroom • Second floor landing • Bedroom • Attic space

Externally

Formal front garden • Walled side garden • Extensive lawned & mature shrubbed rear garden • Kitchen Garden • Garaging • Outbuildings • Ample parking
Total plot size approximately 1.37 acres



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Lambton Estate
Tel: 0191 385 2435

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Tel: 01642 710742



Situation

Darlington town centre 1.5 miles, Stockton on Tees 10 miles, Durham 19 miles, Newcastle upon Tyne 36 miles (please note all distances are approximate).

Ground Floor Accommodation

White Hall is entered via a partially stained-glass door, leading into the spacious hall with a feel of grandeur. The hall boasts deep coving, a picture rail and Georgian door frames and skirtings. Leading off is the staircase along with a door accessing the cellar and further doors leading off to the ground floor accommodation.

The living room sits to the front of the property and has a large, secondary glazed bow window. There is also the original coving, deep shelving to either side of the chimney breast, exposed wooden flooring throughout and a multi fuel stove set in a decorative wooden surround with tiled insert and flagged hearth.

On the opposite side of the hall is the dining room; which has two sliding sash windows to the front aspect, with original shutters. The room also has deep coving, a third window with shutters to the side aspect and a decorative fireplace. A door leads on from here into the kitchen, which has been fitted by the current owners and enjoys a range of units, incorporating an integrated dishwasher, integrated extractor hood, space for a range style cooker and space for an American style fridge/freezer. There are a range of original, period floor to ceiling fitted cupboards, along with an open fire with decorative surround and marble inlay. A door opens to the exterior, along with a further door opening into the utility room.

The utility room, which was the former kitchen of the property, has a good variety of fitted wall and base units, a sink with mixer tap and draining board, space for an undercounter fridge and space for a dishwasher. The central heating boiler is located within the utility room. There are two windows overlooking the rear garden, tiled flooring, secondary staircase to the first floor and a door opening to the rear entrance hall. To conclude the accommodation on offer at ground floor level is a boot room and WC/cloakroom.



First Floor Accommodation

The first-floor landing is extremely spacious and has the original coving, deep skirting and has doors leading off to the first floor accommodation. The master bedroom is located above the drawing room and has two sliding sash windows, both with original shutters to the front aspect, along with a feature original period fireplace with two deep, walk-in storage cupboards on either side of the chimney breast. Leading off is the en-suite and dressing room, which could easily revert back to a single bedroom/study. The en-suite has a bath with a shower over, pedestal wash handbasin, WC and window to the rear aspect.

Above the dining room, is the second bedroom which is a spacious double bedroom having two sliding sash windows with fitted shutters to the front aspect, along with a fine, period feature fireplace with two storage cupboards on either side of the chimney breast.

The third bedroom is located at the side of the property and enjoys a secondary glazed bay window, overlooking the walled garden. There is a storage cupboard, original feature fireplace and door leading to the fourth bedroom, which enjoys an aspect onto the rear garden via a large window. The fourth bedroom also has a further door giving access to the landing. The final bedroom is utilised by the current owners

as a dressing room and is placed to the rear of the property, overlooking the garden, with a sliding sash window and fitted storage cupboard.

The house bathroom has a free standing, roll top bath, a step in shower cubicle, WC, hand washbasin, heated towel rail and sliding sash window to the rear aspect.

Second Floor Accommodation

At second floor level, there is a double bedroom with a bay window providing an elevated view over the walled side garden. This bedroom is located above bedroom three. Also accessed off the second-floor landing is attic space.





Externally

Immediately outside the rear of the property there is a blocked paved patio, providing an ideal space for alfresco entertaining and dining with direct access to the kitchen. There is an open fronted, oak framed summerhouse, perfect for barbecuing.

Beyond here, there are two potting sheds, which enjoy the benefit of electricity.

The rear garden is an extremely large size with the total plot extending to approximately 1.37 acres and enjoying a variety of planted areas and a summerhouse with electricity. Within the rear garden, there is a vegetable garden with a polytunnel. The rear garden provides huge scope, all subject to obtaining the necessary consents from the local authority.

There is a walled ornamental side garden with box hedging, planted borders and a pond.

Garage with electric up and over door, power supply and lighting, which measures 5.40m x approximately 5.40m. Adjoining the garage is a crafts room/workshop, which has power supply, lighting and a window overlooking the garden. Beyond here is what was formally the old stables and now provides perfect storage/workshop space, again with electricity and power supply.

Electric gated drive running past the side of the property and leading into rear parking area at the front of the garage.



Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating.

Tenure, Local Authority & Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Darlington Borough Council. For Council Tax purposes, the property is banded E.

Wayleaves, Easements & Rights of Way

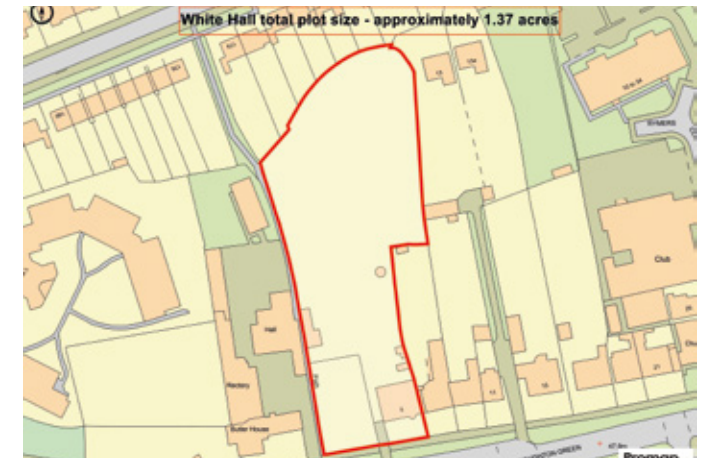
White Hall is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Tree Preservation Orders (TPO's)

Within the curtilage of the property, there are many fine, mature specimen trees with TPO's.





White Hall 5 Houghton Green Darlington

Total area: approx. 416.7 sq. metres (4485.7 sq. feet)



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3andy Ltd



Second Floor



First Floor

Note - Easement Agreement

The vendor of White Hall advises that there is an easement agreement in place in favour of Sundial Cottage.

Development Overage Deed

The side and rear gardens of White Hall are subject to an overage payment. The overage period is for 10 years starting on the 26th May 2017. The Buyer agrees to pay an Overage Payment to the Seller on each occasion during the Overage Period that the Buyer disposes of the Property (or any part or parts of it) with the benefit of any Relevant Planning Permission granted during the Overage Period. The sum is calculated in accordance with the following formula:

$$(A - B - C) \times 10\%$$

Where:

A = Disposal Value;

B = Base Value; and

C = Deductions

Energy Performance Certificate

White Hall is a Grade II Listed building and therefore does not have an EPC.

Viewings

Strictly by appointment via GSC Grays.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2021

Photographs taken: April 2021

