



1 WATERS END  
Waters End, Gainford



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# 1 WATERS END

Gainford, County Durham, DL2 3DU

A beautifully presented, four-bedroom family home occupying an incredible position with far reaching, south-facing views over the River Tees, situated within the highly regarded village of Gainford and available with no onward chain.

## LOCATION

Barnard Castle 9 miles, Darlington 8 miles, Richmond 11 miles, Durham 23 miles. Please note all distances are approximate. Located within the village of Gainford which is ideally situated for easy access to the local towns of Darlington and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within reach. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. The historic village of Gainford, on the banks of The River Tees, benefits from a primary school, hairdresser, village store, doctor's surgery, public house, tea room and village hall.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## The Property

Waters End House is the first property in the secluded cul-de-sac of Waters End and briefly comprises a living room, kitchen, utility/garage, four bedrooms, family bathroom, and beautiful south-facing rear tiered garden.

There are multiple rooms in the property which boast unobstructed views of the River Tees and the outdoor wooden shelter provides a serene sun trap for enjoying the evening warmth.

The property also benefits from fishing rights on the River Tees, as well as solar panels on the roof.





## Ground Floor

The spacious entrance hall principally leads into the living room with cast iron multi-fuel stove and south facing windows with double glass doors overlooking the river and village green.

The kitchen comprises a comprehensive set of wall and base units with stainless steel sink and induction hob with twin electric oven, newly fitted in 2022. The kitchen leads into the garage which is currently used as a gym/utility room and features up and over door, plumbing and electricity, as well as access to the rear garden.



## First Floor

The wooden return staircase opens onto the impressive central gallery landing, providing access to all four bedrooms and the family bathroom. The master bedroom boasts double glazed windows overlooking the River Tees and an en-suite with floor to ceiling tiling, curved glass shower, wash basin and WC.

The second double bedroom is generously sized and also has dual aspect to the village green and river with fitted wardrobes. Two further bedrooms offer exceptional living options and a family bathroom with freestanding bath, wash basin, WC and bidet completes the first floor accommodation.

## Externally

There is an easily maintainable front garden, and to the rear of the property is a beautifully kept tiered garden with seating areas both on the upper gravelled tier, as well as a more private viewing area to the bottom of the garden.

## Solar Panels

This property benefits from solar panels which are owned and included in the sale.

## Fishing Rights

We understand this property benefits from Fishing Rights on the River Tees, covering approximately 40ft across in line with the garden and extending to half way across the River. Offering large quantities of Wild Brown Trout, Grayling and Salmon.

## Parking

The private drive offers off-street parking for two vehicles as well as the single garage with remote control electric door, further parking options available on-street if required.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

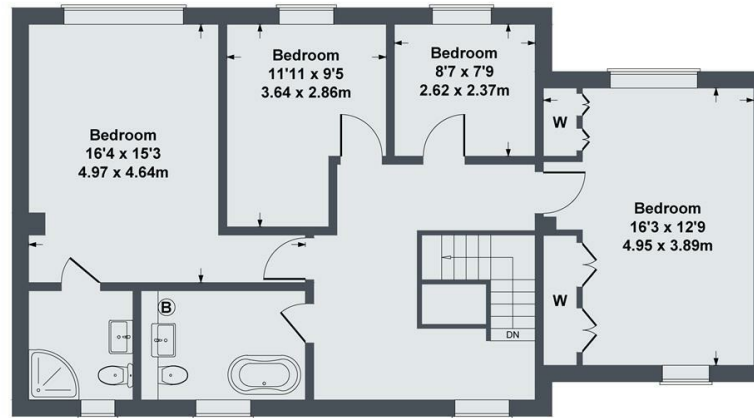
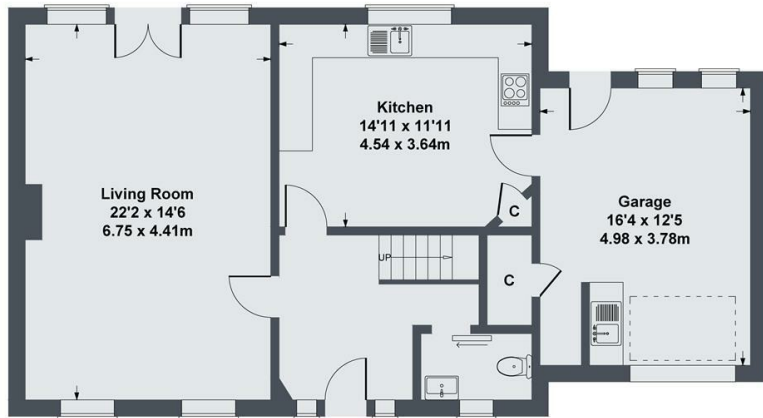
For Council Tax purposes the property is banded E.

## Services and Other Information

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

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Approximate Gross Internal Area  
1744 sq ft - 162 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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