



HEREFORD HOUSE

Moor Road, Staindrop, County Durham



HEREFORD HOUSE

MOOR ROAD, STAINDROP, COUNTY DURHAM, DL2 3LQ

WELCOME TO THIS STUNNING PROPERTY BUILT IN THE SOUGHT-AFTER AREA OF STAINDROP. THIS BEAUTIFUL STONE HOUSE BOASTS SPACIOUS ACCOMMODATION, PERFECT FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN GUESTS, ALONG WITH EXCELLENT EQUESTRIAN FACILITIES, MAKING IT A DREAM HOME FOR HORSE LOVERS.

WITH OVER 4 ACRES OF LAND, INCLUDING PADDOCKS, FLOODLIT ARENA AND HORSE WALKER - A TRULY UNIQUE OPPORTUNITY!

Accommodation

Front and Rear Entrance Porches • Front and Rear Entrance Halls
Tom Howley Inspired Hand Built Kitchen • Sun/Dining Room
Formal Dining Room • Two Further Reception Rooms • Cloakroom/WC
Bespoke Utility Room • Laundry Room • Multi-purpose Mudroom/Boot Room with Shower • Tack Room • First Floor Landing • Master Bedroom and Ensuite
Three Further Bedrooms • Fifth Bedroom/Office
House Bathroom with Shower Cubicle

Externally

Approximately 4.4 acres of Grass Paddocks • Inner Courtyard with four stables
Flood lit arena • Horse Walker • Stone Barn with two further stables • Haybarn
South facing walled garden



GSC GRAYS
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Situation

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.

The Property

As you approach Hereford House, you'll be greeted by a charming stone flagged inner courtyard, adding to the character and charm of this home.

The home provides flexible and spacious living accommodation set over two floors, comprising three reception rooms, large striking vaulted sunroom overlooking the south facing walled garden, Tom Howley inspired hand-built kitchen with Rangemaster, integrated appliances, larder and Italian marble countertops, bespoke utility room with integrated freezer, recycle unit, ironing board and storage, laundry room, w/c, mud/boot room with shower, tack room all enclosing the courtyard housing the four stables. Master bedroom with ensuite bathroom, three/four further bedrooms and house bathroom.



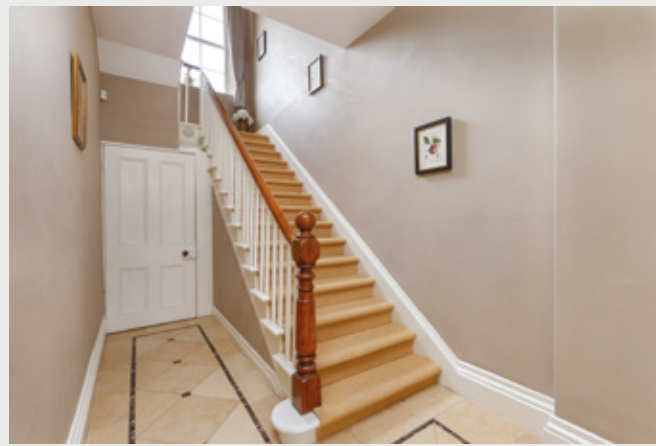
Gardens

To the front of the property there is a private walled garden with lawn and abundant fruit trees, garden store and views over the paddocks to the countryside beyond.

Stable Blocks

Situated in the inner courtyard of the property comprising four stables with Stubbs floorstanding hay racks and rubber matting.

There are two additional stables with light and power and a useful haybarn.



Arena (25m x 45m)

Professionally installed well draining fibre sand arena with floodlights.

Land

Approximately 4.8 Acres (1.94 hectares) of land divided into grass paddocks and gardens.

Tenure, Local Authority and Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.



Services

Mains electricity, drainage and water connected. Oil fired central heating and electric underfloor heating.

Wayleaves, Easements & Rights of Way

Hereford House 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.

Viewings

Strictly by appointment via GSC Grays.





Hereford House, Staindrop

Approximate Gross Internal Area
 House - 3455 sq ft - 321 sq m
 Stables - 829 sq ft - 77 sq m
 Total - 4284 sq ft - 398 sq m



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



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2024

Photographs taken: XX XX