



4 TEES VIEW
Gainford



GSC GRAYS

PROPERTY • ESTATES • LAND

4 TEES VIEW

Gainford, County Durham, DL2 3DX

A truly stunning three bedroom Grade II Listed property completely refurbished and extended by the current owner to provide an exceptional home situated in the highly sought after village of Gainford.

ACCOMMODATION

- * Grade II Listed
- * Stunningly presented
- * Three bedrooms
- * Two reception rooms
- * Beautiful kitchen
- * Two bathrooms
- * Garden
- * Off-street parking



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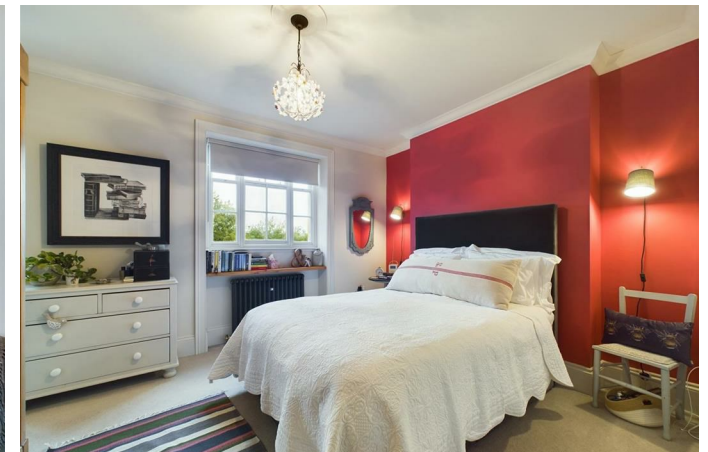


Situation

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.

Accommodation

The accommodation briefly comprises entrance hall, snug, sitting room, dining kitchen, utility room/boot room, cloakroom/wc, three bedrooms, house bathroom and shower room. To the exterior of the property there is a private landscaped walled garden and off-street parking.





Ground Floor

The entrance hall is accessed via a part obscured glazed entrance door leading to the entrance hall with staircase to first floor, flag stone flooring and pine door to snug. The snug is a lovely room with sash windows and shutters to front elevation and beautiful fireplace with doors to the sitting room and rear entrance porch. The sitting room is a large and beautifully presented room with two sash windows with shutters. The focal point of the room being a stunning stone fireplace with inset cast iron log burner and exposed timber beams. The dining kitchen has been extended to provide a stunning entertaining space, as well as a functional everyday kitchen. The Shaker style kitchen with flag stone flooring, integrated fridge/freezer, dishwasher, Belfast sink and space for Aga with windows to rear garden. The utility room/boot room has further Shaker style units with built-in electric oven, space and plumbing for washing machine, bespoke storage, flag stone flooring and stable style door to rear garden. The ground floor also has a cloakroom/wc accessed via the rear entrance porch.



First floor

There are three bedrooms on the first floor all with sash windows to the front elevation and coving to ceiling. There are two bathrooms off the landing, one with freestanding bath and the other with a step-in shower cubicle.

Externally

To the exterior of the property there is a private rear walled garden with gravelled area, covered outdoor entertaining space/car port for potential off street parking, timber built store and door to a further area with gated access to Gainford main.

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.

Particulars

Particulars written in October 2024.

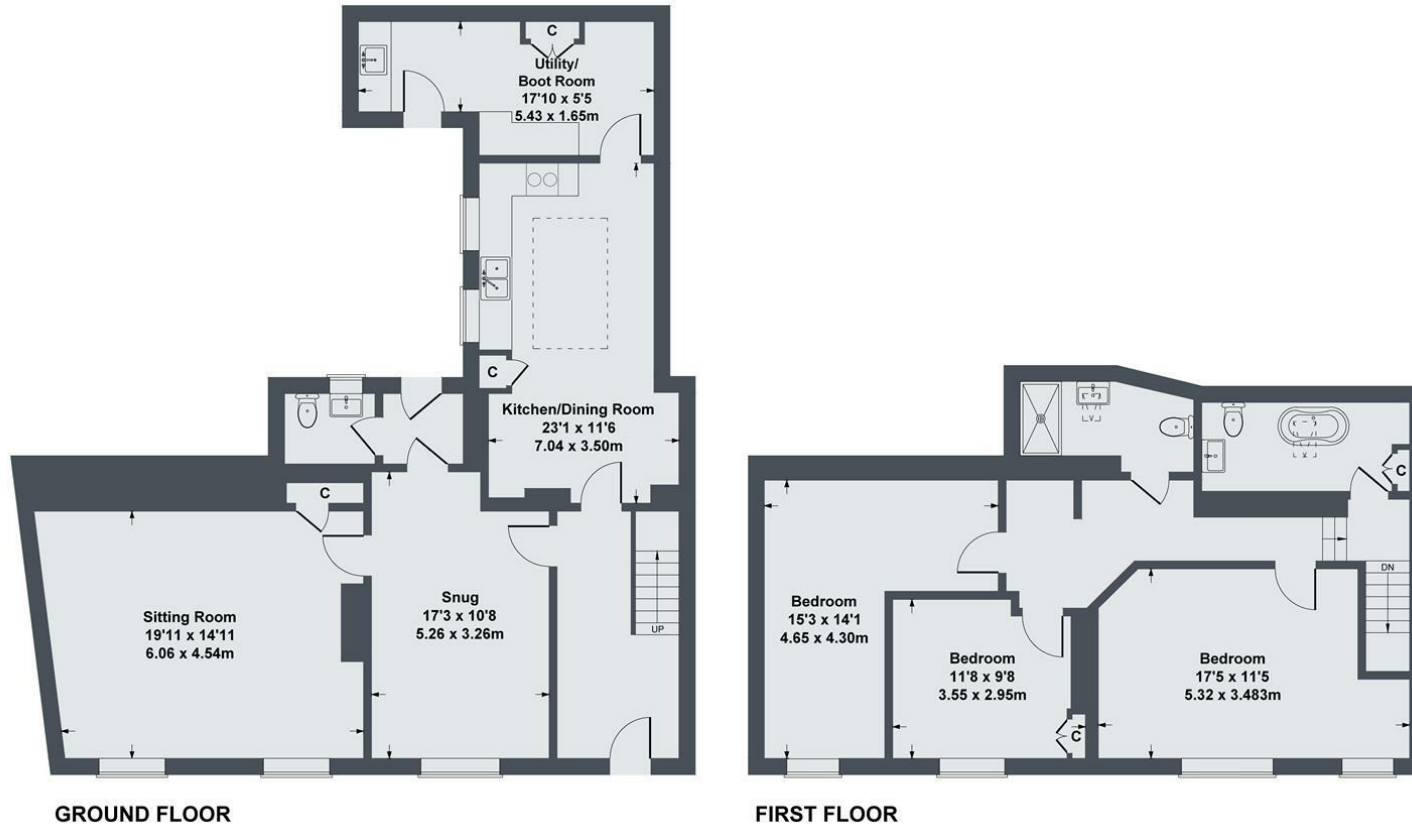
Photographs taken in October 2024.

Services and Other Information

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

4 Tees View, Gainford

Approximate Gross Internal Area
1787 sq ft - 166 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="border: 1px solid black; padding: 5px; display: inline-block;">84</div>
(81-91) B		
(69-80) C	<div style="border: 1px solid black; padding: 5px; display: inline-block;">68</div>	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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