



BEECH HOUSE 7 TOWN GREEN
Manfield, Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND

BEECH HOUSE 7 TOWN GREEN

Darlington, DL2 2RQ

Overlooking the village green, Beech House is a superbly presented four bedroom detached family home with double garage situated in the highly sought after village of Manfield.

ACCOMMODATION

- * Village location
- * Detached family home
- * Four bedrooms
- * Three bathrooms
- * Two reception rooms
- * Kitchen/breakfast room
- * Garden
- * Double garage
- * Double glazed throughout



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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

Beech House is situated within the much sought after and highly desirable village of Manfield in North Yorkshire. Manfield has a superb community atmosphere and offers a good range of amenities including the Crown Inn public house, a church and a village hall. The property is within the catchment area for local schools including Trinity Academy, Eppleby, Forcett and Middleton Tyas School and a number of comprehensive schools in Richmond. The prestigious Barnard Castle school is also close by providing private education. For the commuter, the property is ideally situated for the A1 which provides excellent links to major commercial centres in the region. Darlington main railway station offers regular services to Newcastle, Edinburgh, York and London. Teesside, Newcastle and Leeds Bradford airports are easily accessible.

Accommodation

The accommodation briefly comprises a spacious entrance hall, generous living room, dining room, kitchen/breakfast room, utility room, cloakroom/wc, first floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and a house bathroom. Externally, there is a garden mainly laid to lawn, patio area to side elevation, patio area to the rear of the garden, driveway and double garage.





Ground Floor

With UPVC double glazed door to entrance hall with staircase to first floor, understairs storage cupboard and doors to ground floor accommodation. The living room boasts a double glazed bay window overlooking Town Green, patio doors to rear patio area and cast iron log burning stove to warm this generous, but cosy room. The dining room also has a double glazed bay window overlooking Town Green giving a light and airy feel. The kitchen/breakfast room includes a matching range of wall and base units incorporating granite worktops, stainless steel sink unit, tiled splashback, integrated appliances including electric hob, electric double oven, extractor hood, dishwasher and fridge. The kitchen has dual aspect patio doors to exterior and tiled floor. The utility room has a further matching range of units, stainless steel sink unit, space for dryer and space and plumbing for washing machine, built-in storage cupboard, door to exterior and door to cloakroom/wc.

First Floor

With first floor galleried landing, built-in storage cupboard and doors to bedroom accommodation. The master bedroom overlooks Town Green and has fitted wardrobes and a three piece en-suite shower room. The guest bedroom has fitted wardrobes and an en-suite shower room. There are two further bedrooms both with fitted wardrobes and a four piece house bathroom.



Externally

Garden

The front garden is part gravel and part lawn with a variety of mature plants and shrubs. The rear garden is mainly laid to lawn with two patio areas and part wall boundaries.

Driveway

Gated driveway providing off-street parking.

Double Garage

With two up and over remote roller doors, power, light and personal door to side elevation.

Tenure

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

Services and Other Information

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

Local Authority and Council Tax

North Yorkshire County Council.

For Council Tax purposes the property is banded F.

Particulars

Particulars written in March 2025.

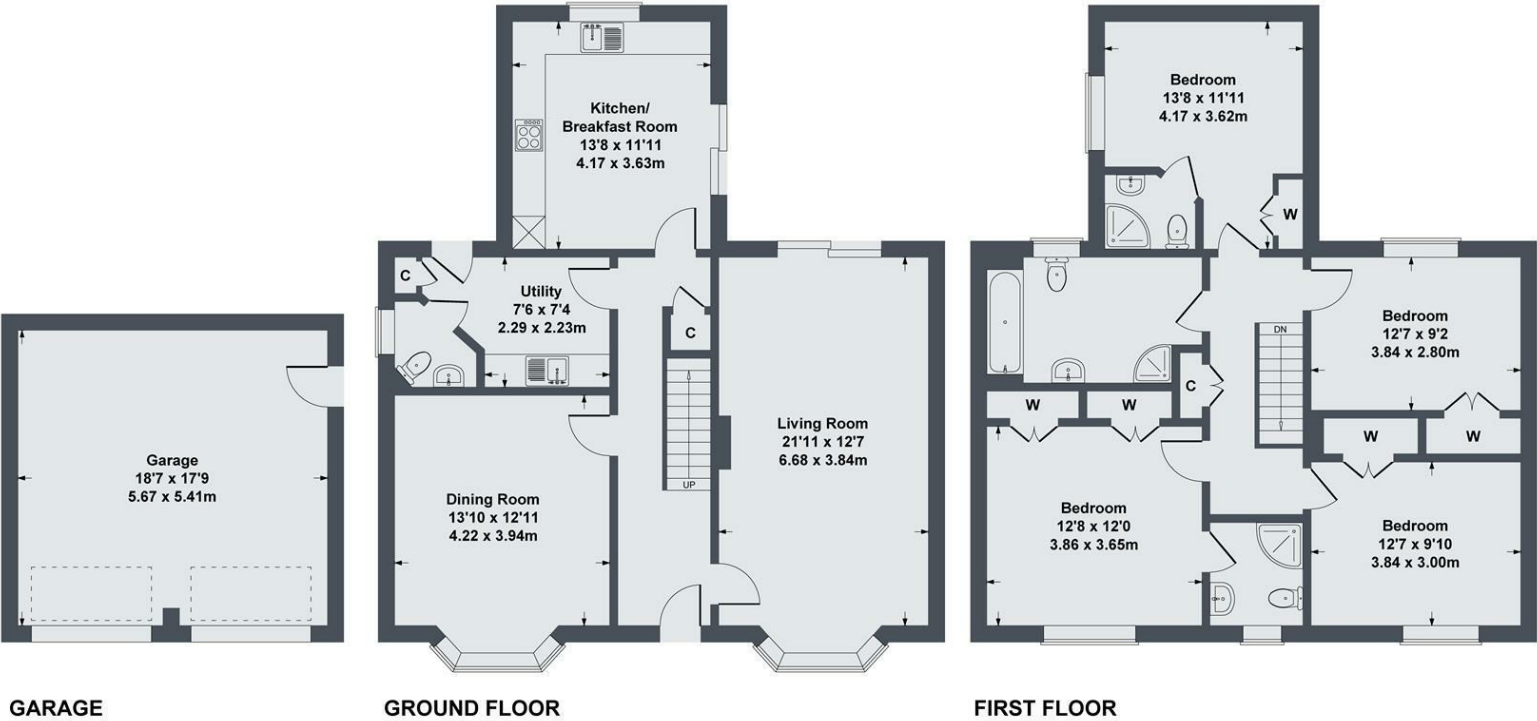
Photographs taken in March 2025.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Beech House, Manfield

Approximate Gross Internal Area
House 1776 sq ft - 165 sq m
Garage 334 sq ft - 31 sq m
Total 2110 sq ft - 196 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	70	80
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

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

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.