



High Green

Darlington DL2 3DL

Offers In The Region Of £410,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# High Green

Darlington DL2 3DL



- 5 Bedroom Georgian Property
- Situated in the Village of Gainford

- Three Reception Rooms
- Council Tax Band F

- Beautiful South facing Garden
- EPC Rating E

Welcome to this charming five-bedroom house located in the picturesque village of Gainford, Darlington. This stunning property boasts a sandstone-built exterior that exudes character and charm.

The Georgian south facing property dates back to the early 1700's and was in fact a Greengrocers up until the 1960's, then becoming a Gift Shop in later years. Since 1984 the property has been lived in as a comfortable family home.

Upon entering, you are greeted by three spacious reception rooms that offer versatility and ample space for entertaining guests or relaxing with family. The open-plan kitchen diner is perfect for hosting dinner parties or enjoying casual family meals.

With five well-appointed bedrooms, there is plenty of room for a growing family or for accommodating guests. The two bathrooms provide convenience and comfort for busy mornings or unwinding after a long day.

The location of this property in Gainford is truly special, offering a peaceful and idyllic setting while still being within easy reach of local amenities and transport links. Whether you're looking for a tranquil retreat or a place to raise a family, this house has it all.

Don't miss the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and experience the charm and warmth that this property has to offer.

## Entrance Hall

Porch door to front, staircase to first floor landing and radiator.

## Downstairs Cloaks

## Dining Room

14'1 x 12'6 (4.29m x 3.81m)

Sash window to front, storage cupboard and radiator.

## Kitchen

13'2 x 12'3 (4.01m x 3.73m)

Fitted with wall, base and drawer units, sink unit, integrated dishwasher. Breakfast Bar/Island, pantry area and space for cooker and fridge freezer. There are French Doors to rear.

## Reception One

14'2 x 13'5 (4.32m x 4.09m)

Sash window to front, fire place and radiator.

## Reception Two

13'6 x 12'2 (4.11m x 3.71m)

Bow window to side, access to downstairs cloaks

## Bedroom

13'11 x 13'9 (4.24m x 4.19m)

Window to side, wash hand basin, access to shower, radiator and access to the lane.

## First Floor Landing

Window to rear and access to loft.

## Bedroom One

14 x 12'7 (4.27m x 3.84m)

Sash window to front, storage cupboard and radiator.

## En-Suite

Window to rear, bath with shower over and screen, w/c, wash hand basin, radiator.

## Bedroom Two

15'4 x 13'6 (4.67m x 4.11m)

Sash window to side, fireplace and radiator.

## Bedroom Three

14'1 x 13'7 (4.29m x 4.14m)

Sash window to front and radiator.

## Bedroom Four

13 x 7'2 (3.96m x 2.18m)

Sash window to front and radiator.

## Family Bathroom

Window to rear, fitted bath with shower over and screen, w/c, wash hand basin, double storage cupboard and radiator.

## Externally

To the rear there is an enclosed court yard with 3 outhouses. Right of way for bin use.

To the front is mainly laid to lawn with patio area and well established borders.

To the side, stone built brickwork.

## Externally

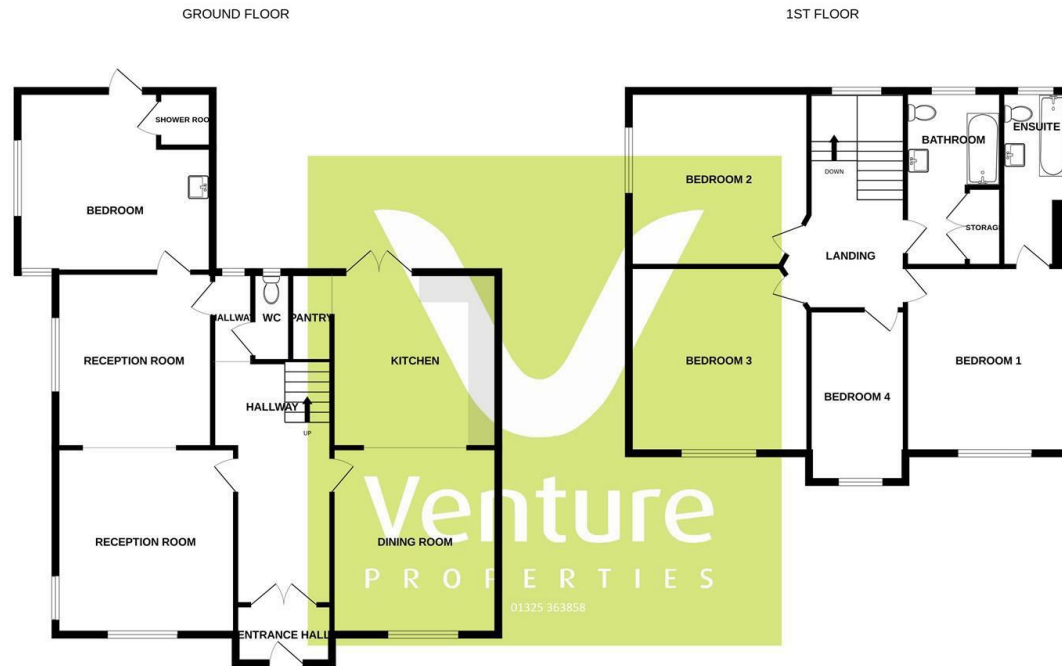
## Council Tax

Band F

## Tenure

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2024



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)