



Heath House Barningham, North Yorkshire, DL11 7DU
£470,000



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VERY SUBSTANTIAL Detached COUNTRY HOUSE for sale with NO ONWARD CHAIN - SIGNIFICANT WORK REQUIRED but the makings of a Fabulous Home. Over 3,000sqft with up to 4 Reception Rooms including a lower ground-floor 'STUDIO' (Potential en suite ANNEX/TEENAGERS's etc Area), an Office, Kitchen/Breakfast Room, Bath & Shower/WC, Utility/Boot Room, WC & Plant Rooms; 4 first floor double Bedrooms & 3.97m/13'0" Bath/Shower Room, plus 2 converted Loft Areas & Large Loft Storage Area.

A further field (About 0.72 acres) may be available by separate negotiation.

Barningham is a picturesque conservation village with large village greens situated on the edge of Barningham Moor. There is excellent access to the A66 & the A1(M) at Scotch Corner (10 miles) with London Kings Cross (2 hours 20 minutes) via Darlington. In the village are The Milbank Arms & Coghlan's Classical Tearoom/Restaurant & Shop, a landowner's Stately Hall, an active Village Hall & a Church. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

RECEPTION HALL

Staircase to first floor & lower ground floor.

OFFICE 2.68m x 2.34m max (8'9" x 7'8" max)

SITTING ROOM 5.11m x 4.08m (16'9" x 13'4")

Open fireplace with Marble surround & shuttered & panelled dual aspect bay windows.

LOUNGE 4.14m x 4.12m (13'6" x 13'6")

Tiled open fireplace & shuttered window to front.

INNER HALL

Nook & side door to outside.

DINING ROOM 4.27m x 4.12m (14'0" x 13'6")

Open fireplace with Marble surround & shuttered & panelled window to front. Door to vestibule with staircase (No.2) to first floor & store cupboard under with light point.

KITCHEN/BREAKFAST ROOM 3.90m x 3.82m (12'9" x 12'6")

Wall & floor units & worktops with double drainer sink. Window to rear. NB: Chimney with former flue.

BATH & SHOWER ROOM/WC 3.78m x 2.41m overall (12'4" x 7'10" overall)

Bathroom with washbasin, separate WC & separate shower area. Window to rear.

LOWER GROUND FLOOR

Stone steps to Hallway with window & door to rear.

STUDIO & BAR 5.03m x 4.12m (16'6" x 13'6")

A great room with several options; Currently a 'Lounge-Bar' with a lovely old cast iron range & bar area. Windows to front & rear & door to:

UTILITY/BOOT ROOM 3.10m x 1.58m (10'2" x 5'2")

Belfast sink & windows to side & rear.

ANCILLARY ROOMS

Thunderbox-seat WC, DRYING ROOM with hot water cylinder & COAL/WOOD STORE.

FIRST FLOOR LANDING

Window to rear with great views.

BEDROOM 1. 4.18m x 4.17m (13'8" x 13'8")

Fire surround with grate & window to front.

BEDROOM 2. 5.39m max (3.52m) x 4.12m (17'8" max (11'6") x 13'6")

Washbasin & 2 windows to front.

BEDROOM 3. 3.97m x 3.83m (13'0" x 12'6")

Nook washbasin & window to rear with great views.

BEDROOM 4. 3.97m x 2.75m (13'0" x 9'0")

Window to rear with great views.

BATH/SHOWER ROOM 3.97m x 1.88m (13'0" x 6'2")

Panelled bath, separate shower cubicle, washbasin & WC. Window to rear.

Separate WC

Washbasin & WC. Window to side.

INNER LANDING & SECOND FLOOR

Converted LOFT AREA 1. 4.07m x 3.36m max (13'4" x 11'0" max)

Velux window & nook-cupboard.

Converted LOFT AREA 2. 3.78m x 3.16m max (12'4" x 10'4" max)

Velux window & lovely views.

Main LOFT AREA 7.25m max x 6.81m max (23'9" max x 22'4" max)

Strip-light & power.

OUTSIDE

Gravelled 5-car front parking area, stone walled 'ginnel walkway', small lawns & cottage garden with box hedging & stone flagged patio. Side lane to: REAR GARDENS with built-in boiler store, further store & stone flagged patio; fruit & vegetable gardens & greenhouses.

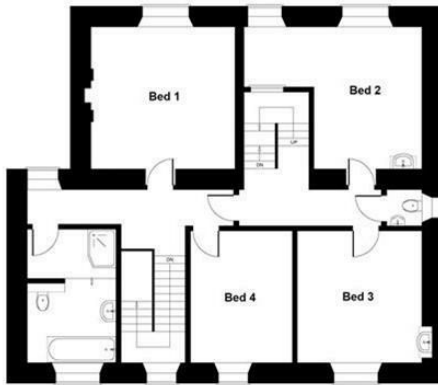
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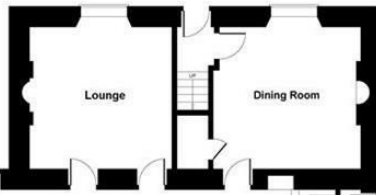
- (1) Freehold
- (2) Council Tax Band: F
- (3) EPC: Heath House: 49-E
- (4) Heating: Oil
- (5) Mains Electricity, Water & Drainage.
- (6) Right of way ginnel between front parking area & front garden.



£470,000

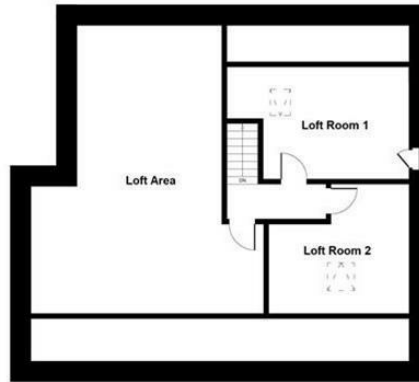


FIRST FLOOR

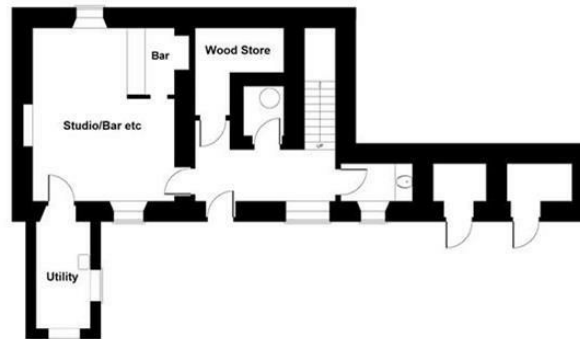


GROUND FLOOR

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.
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LOFT



LOWER GROUND FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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