



Mill Granary Ingleton, Darlington, DL2 3HH
Offers over £775,000



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STUNNING & BEAUTIFULLY PRESENTED HOME with a HUGE 18.00m x 8.75m/59'0" x 28'8" UTILITY BUILDING, plus about 1.25 ACRES of GARDENS & GROUNDS (More LAND may be available to rent), set in open countryside with beautiful views to the South. Superb 9.05m x 4.73m/29'8" x 15'6" KITCHEN/DINING & DAY ROOM, & elegant SITTING ROOM (VIEWS); Up to 4 Double BEDROOMS & 3 BATH/SHOWER ROOMS. Masses of PARKING & WORKSHOP/STORAGE etc space overlooking your Wild Meadow.

Mill Granary Barn Conversion 0.6 miles from Ingleton village (Village School, The Black Horse Public House & nearby is Headlam Hall Hotel/Rural Retreat), Scotch Corner (A1(M) & A66) about 11 miles, Darlington Mainline Station 9 miles (LONDON Kings Cross about 2 hours 20 minutes). The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible - about 1 hour to the Lake District.

RECEPTION HALL main area 4.75m x 2.72m (main area 15'7" x 8'11")

Oak flooring & staircase to the first floor.

KITCHEN/DINING & DAY ROOM (VIEWS) 9.05m x 4.73m (29'8" x 15'6")

A SUPERB dual-aspect space for the family or entertaining with Vaulted truss beamed ceiling, Oak flooring & comprising:

KITCHEN AREA

Fitted with an extensive range of 'soft-close' Granite-top wall & floor units (including pull-out larder & rotary units) with inset sink 1 & ½ bowl sink & Oak-top island breakfast unit with cupboards. Rangemaster gas & electric range, integrated microwave, inset fridge/freezer & dishwasher – FABULOUS.

DINING AREA & DAY ROOM

Feature full-height double-glazed window to 'front', door to outside & door to INNER HALL.

SITTING ROOM (VIEWS) 5.19m x 4.37m (17'0" x 14'4")

An elegant deep, dual-aspect room with inset contemporary multi-fuel stove, side nooks & feature full-height double-glazed window to rear.

Large OFFICE/Double BEDROOM 4. 4.48m x 3.37m (14'8" x 11'0")

SHOWER ROOM 3.37m x 2.51m min (11'0" x 8'2" min)

Shower cubicle, washbasin & WC. Deep recessed cupboard with plumbing for washing machine & space for dryer.

FIRST FLOOR LANDING

Built-in shelved storage cupboard with hot-water cylinder. Feature full-height double-glazed door-window.

Double BEDROOM 1 (VIEWS) 4.78m x 3.76m (15'8" x 12'4")

A dual-aspect room with vaulted truss beamed ceiling & Pine flooring – great VIEWS.

EN SUITE 3.78m max x 2.87m (12'4" max x 9'4")

Elegant free-standing bath, shower cubicle, washbasin & WC. Deep store cupboard & double-glazed Velux window.

Double BEDROOM 2 (VIEWS) 4.82m x 3.31m (15'9" x 10'10")

A dual-aspect room with vaulted truss beamed ceiling & great VIEWS.

Double BEDROOM 3 (VIEWS) 3.82m x 3.73m (12'6" x 12'2")

Vaulted truss beamed ceiling & great VIEWS.

Double BEDROOM 4. 4.48m x 3.37m (14'8" x 11'0")

(See Large OFFICE/Double BEDROOM 4 Above).

BATH/SHOWER ROOM 3.68m x 1.75m (12'0" x 5'8")

Inset bath, full-width shower cubicle, washbasin & WC.

OUTSIDE FRONT (South Facing & VIEWS)

Approach driveway (about half of the access road is owned by Mill Granary & the remainder by XXXX) leading to a landscaped front stone-flagged & decked terrace with Hot Tub. Front lawn bounded by stone walling, outside lighting, cold water tap & power supply. Parking bay & extensive gravelled area leading to:

Huge UTILITY BUILDING 18.00m x 8.75m (59'0" x 28'8")

3.66m/12'0" wide front access & side garage door, feed troughs, strip-lighting & power. Adjoining 4.43m x 1.60m/14'6" x 5'2" STORE.

GARDEN BUILDING 9.16m x 5.39m (30'0" x 17'8")

Open fronted with concrete base & lighting.

WILD MEADOW South Facing

Extending beyond the garden with pathways & lovely views over open countryside. NB: More LAND may be available to rent.

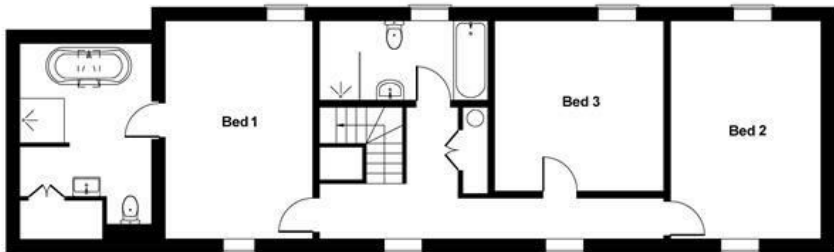
NOTES

- (1) Freehold
- (2) Council Tax Band: To be assessed as currently a Holiday Let - Local Authority: Darlington Borough Council
- (3) EPC: 62-D
- (4) Oil Central Heating & Double Glazing
- (5) Mains Electricity, Water & Septic Tank Drainage
- (6) Approach Driveway: About half of the access road is owned by Mill Granary & the remainder by Richard Hodgson), with Mill House Farm & Mill Cottage having a right of way over Mill Granary's section of the lane, & sharing maintenance costs of the same.

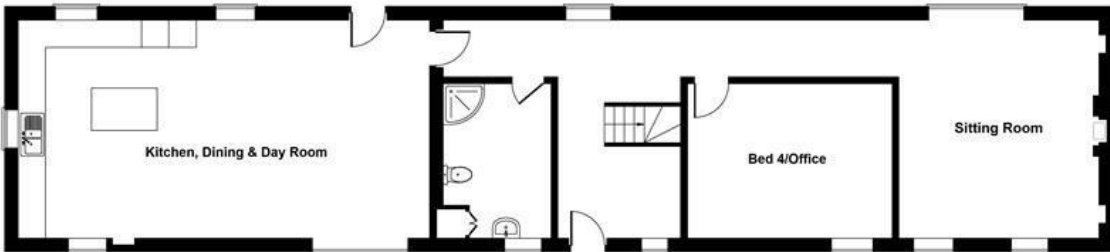


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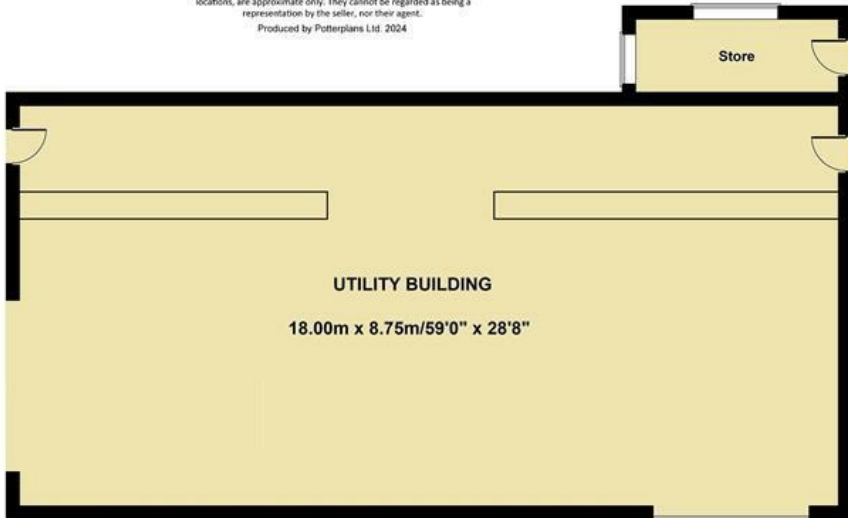


FIRST FLOOR



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.
Produced by Potterplans Ltd, 2024



OUTBUILDING

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		

62 71

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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