



Lawn House

18 East Green, Heighington Village, Newton Aycliffe, DL5 6PP



Robin Jessop

AN ATTRACTIVE GRADE II LISTED PERIOD PROPERTY WITH GARDENS & GARAGING

- Attractive Double Fronted House
- Grade II Listed
- Three Reception Rooms
- Three Double Bedrooms & Box Room
- Character Period Features Throughout
- Single Garage
- Front & Side Gardens
- Pleasant Position Around the Village Green
Close to the Church
- Guide Price: Offers in Excess of £395,000



SITUATION

A1(M) 3 miles. Newton Aycliffe 3 miles. Darlington 8 miles. Barnard Castle 15 miles. Richmond 18 miles. Durham 18 miles (all distances are approximate).

Heighington is a picturesque village with a range of amenities including village shop, two public houses, a primary school and historic St Michaels Church. The location is accessible to the A.68 and Junction 58 of the A.1(M) bringing the larger centres of Darlington, Durham and Newcastle within reasonable commuting distance.

DESCRIPTION

Lawn House is an attractive double fronted character property that is attractively situated on the edge of the village green and close to the church. The property is Grade II Listed and offers deceptively spacious accommodation



across two floors retaining many period features throughout.

The property is entered into a welcoming reception hall from where the rooms lead off. There is a large dual aspect living room with an open fire set within impressive stone fireplace. Across the hall is a snug with exposed ceiling beams, a window to the front with shutters. The room is currently used as a bar and provides a great space entertaining. There is a large dining room with an exposed stone wall with stained oak units built into the alcoves and exposed beams together with a good size kitchen. The kitchen has underfloor heating, features a good range of wall and base units and a roof lantern provides additional light. There are appliances including a gas Rangemaster cooker, microwave, fridge freezer and dishwasher. There is also two ceramic sinks and a breakfast bar.

To the first floor there are three double bedrooms, including the principal bedroom which features a grand vaulted ceiling with exposed beams. There are also two-house bathrooms, one featuring a WC, basin and bath with the second having a WC, basin and shower cubicle. Usefully, there is also a smaller room off the landing providing excellent storage and offers potential to be used as a small bedroom or home office.

Externally the property is complemented by a delightful front garden with path leading to the front door and a further garden to the side. Additionally, there is a small yard to the other side of the property and a single garage providing storage or parking for 1 car.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID.



This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///approvals.deserved.bagpipes](http://approvals.deserved.bagpipes)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

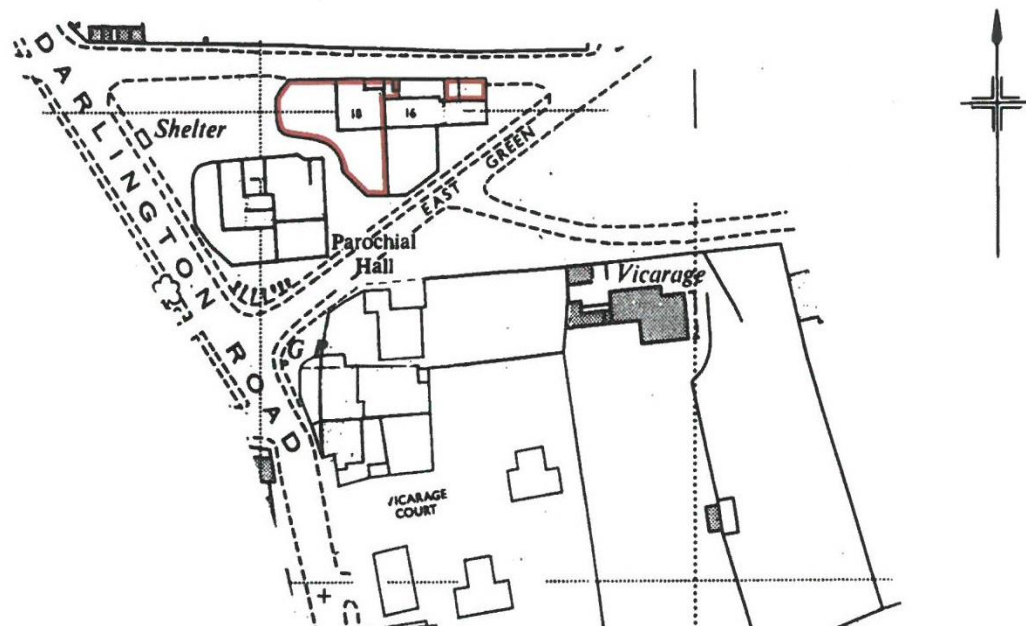
SERVICES

Mains electricity, mains drainage and mains water. Gas central heating. Broadband connection available.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UZ

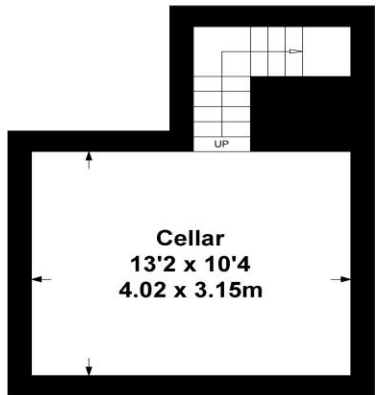
H.M. LAND REGISTRY		TITLE NUMBER	
		DU 227243	
ORDNANCE SURVEY PLAN REFERENCE	NZ 2422	SECTION H	Scale 1/1250 Enlarged from 1/2500
ADMINISTRATIVE AREA DARLINGTON			© Crown copyright 1986



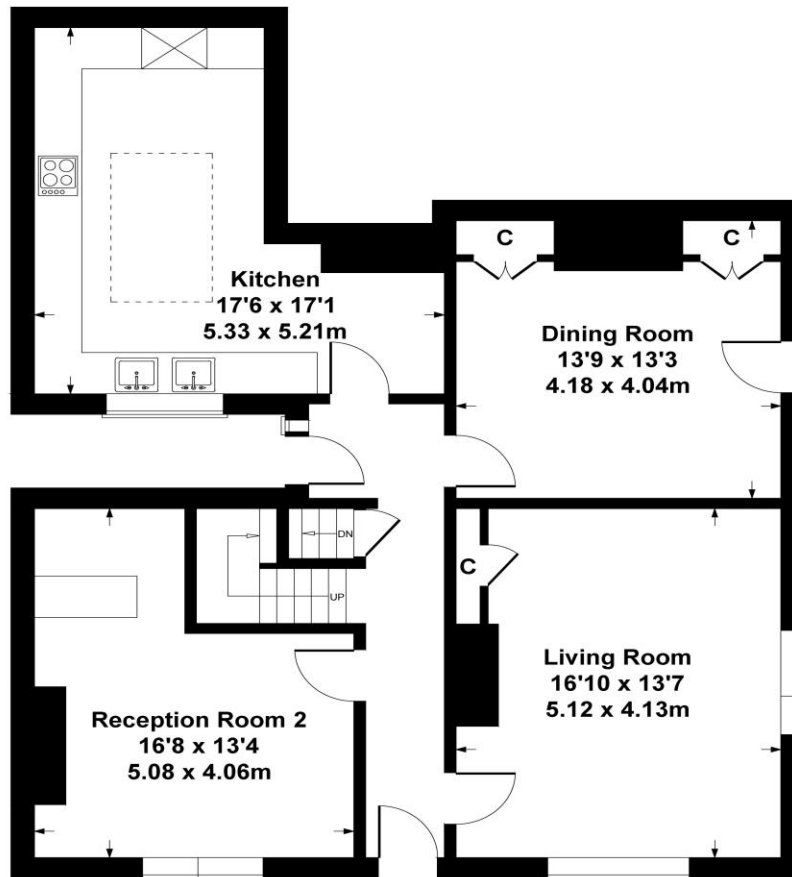
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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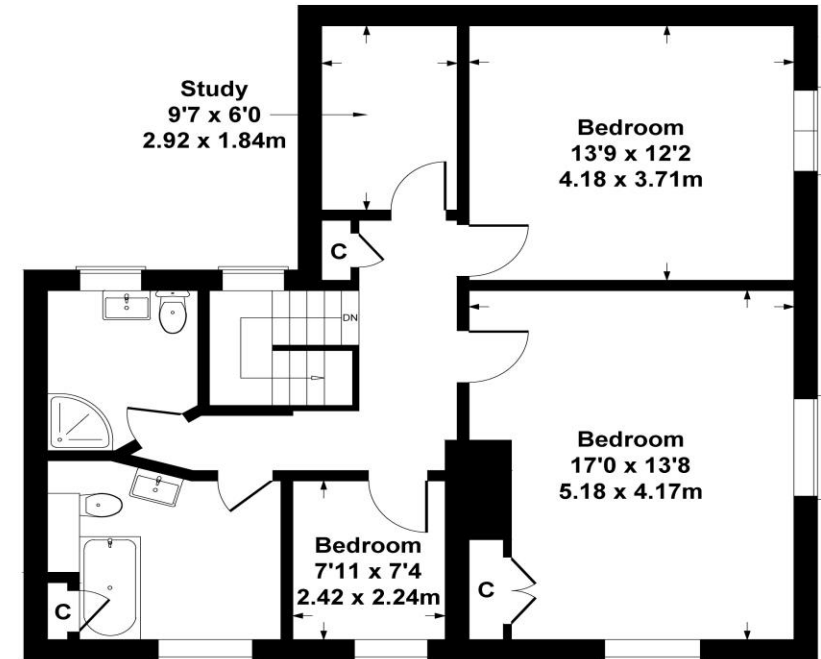
Approximate gross internal area
178 sq m - 1916 sq ft



CELLAR



GROUND FLOOR



FIRST 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

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