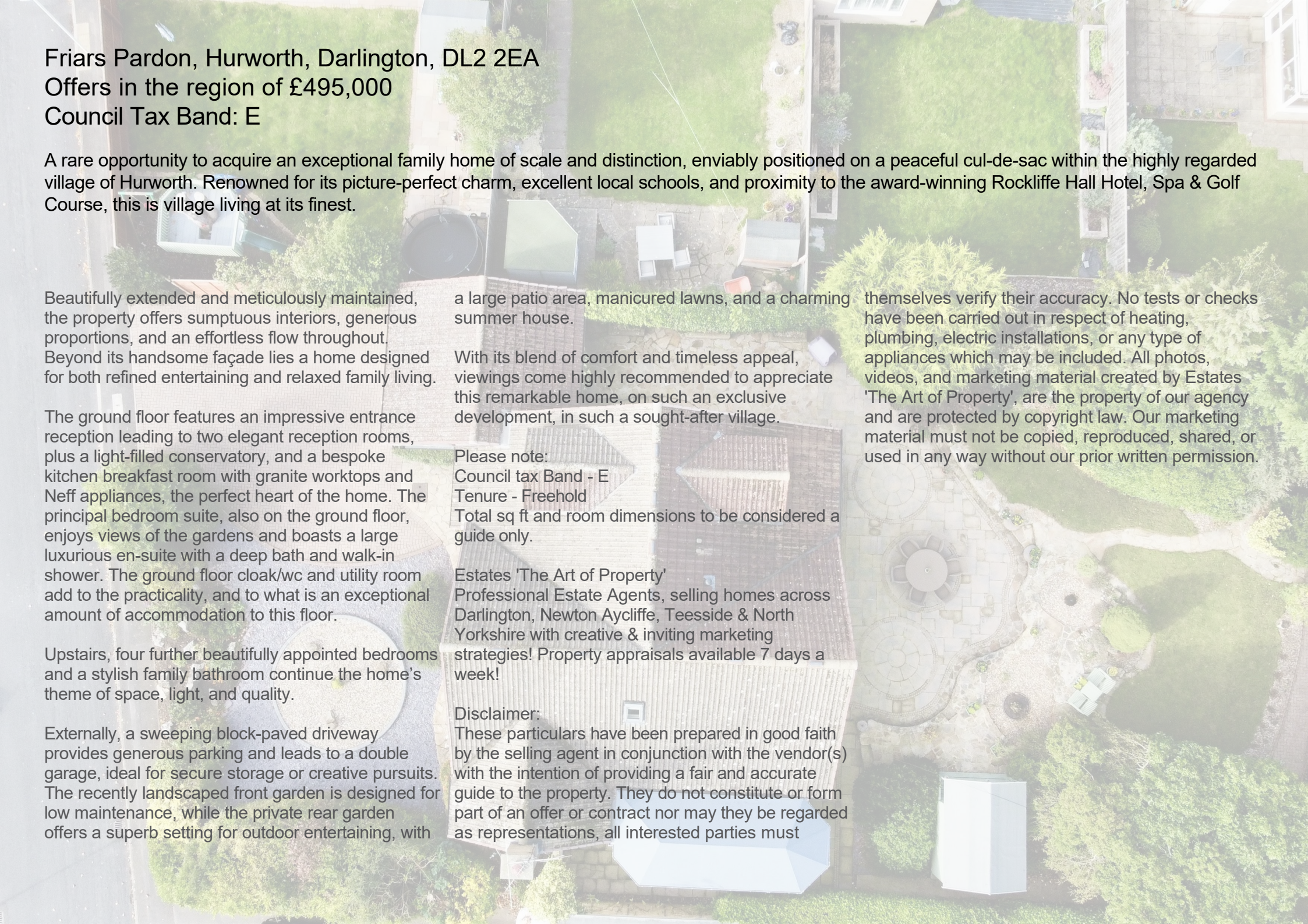


Friars Pardon, Hurworth, Darlington, DL2 2EA  
Offers in the region of £495,000

**estates**<sup>4</sup>  
'The Art of Property'





## Friars Pardon, Hurworth, Darlington, DL2 2EA

### Offers in the region of £495,000

### Council Tax Band: E

A rare opportunity to acquire an exceptional family home of scale and distinction, enviably positioned on a peaceful cul-de-sac within the highly regarded village of Hurworth. Renowned for its picture-perfect charm, excellent local schools, and proximity to the award-winning Rockcliffe Hall Hotel, Spa & Golf Course, this is village living at its finest.

Beautifully extended and meticulously maintained, the property offers sumptuous interiors, generous proportions, and an effortless flow throughout. Beyond its handsome façade lies a home designed for both refined entertaining and relaxed family living.

The ground floor features an impressive entrance reception leading to two elegant reception rooms, plus a light-filled conservatory, and a bespoke kitchen breakfast room with granite worktops and Neff appliances, the perfect heart of the home. The principal bedroom suite, also on the ground floor, enjoys views of the gardens and boasts a large luxurious en-suite with a deep bath and walk-in shower. The ground floor cloak/wc and utility room add to the practicality, and to what is an exceptional amount of accommodation to this floor.

Upstairs, four further beautifully appointed bedrooms and a stylish family bathroom continue the home's theme of space, light, and quality.

Externally, a sweeping block-paved driveway provides generous parking and leads to a double garage, ideal for secure storage or creative pursuits. The recently landscaped front garden is designed for low maintenance, while the private rear garden offers a superb setting for outdoor entertaining, with

a large patio area, manicured lawns, and a charming summer house.

With its blend of comfort and timeless appeal, viewings come highly recommended to appreciate this remarkable home, on such an exclusive development, in such a sought-after village.

Please note:  
Council tax Band - E  
Tenure - Freehold  
Total sq ft and room dimensions to be considered a guide only.

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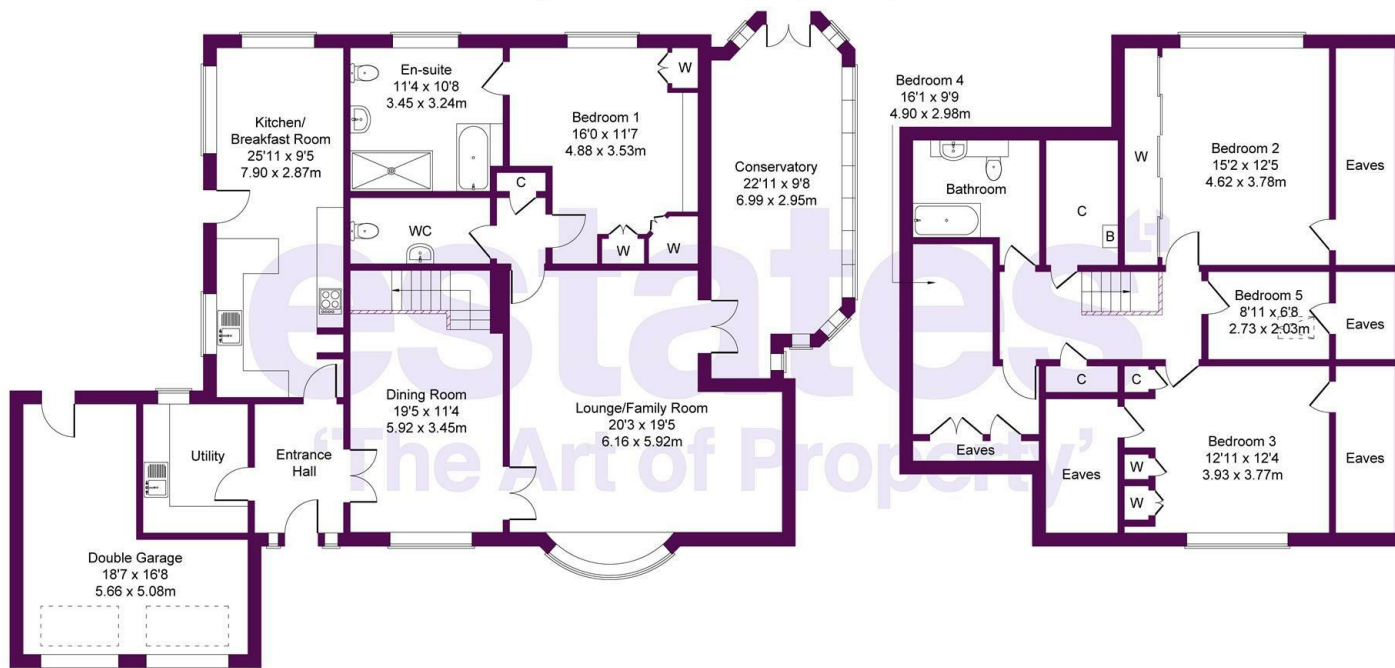


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## Friars Pardon, Hurworth, DL2 2EA

Approximate Gross Internal Area: (2777 sq ft - 258 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

| 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 |  |                         |           |
|                                             |  | 70                      | 78        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |