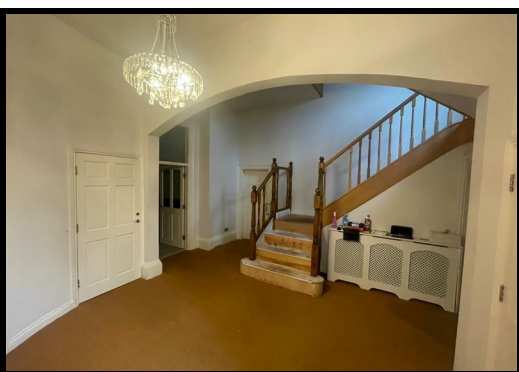




## **Bishopton Lane, Darlington Offers In The Region Of £425,000**

Occupying one of the most sought after locations within this prime Village location. A rare opportunity has arisen to acquire a three bed roomed home which is part of a superb Country residence. The Courtyard Burdon Hall offers an abundance of charm and character and retains many period features. providing accommodation over three floors including a welcoming entrance hallway, an extremely spacious lounge, a modern and contemporary kitchen, a superb Orangery, three double bedrooms, one of which benefits from an en suite shower room and a family bathroom. To the second floor of the property there are two further rooms which would make ideal dressing rooms. The property is approached through a gated entrance in to a communal court yard. To the rear of the property there is a private rear garden. Great Burdon is a most attractive and idyllic village situated on the North Eastern outskirts of Darlington, it is ideally suited to the commuter with great access to the A66, the A1M, the A19 as well as Teesside Airport and Darlington's East Coast Mainline railway station. We recommend viewings at the earliest opportunity to avoid disappointment.



# Bishopton Lane, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity to acquire a three bed roomed barn conversion occupying a pleasing position at Great Burdon on the outskirts of Darlington

Gated entrance

Private garden to the rear

Communal courtyard to the front of the property

Council Tax E

## Location

Burdon Hall occupies a pleasing position on Bishopton Lane in Great Burdon. Great Burdon is an idyllic Village which is situated two and a half miles North East of Darlington's Town centre. The Village boasts a superb Village Green. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

The welcoming entrance hallway is tastefully decorated in neutral tones and benefits from two cupboards one of which houses the boiler and the other providing useful storage.

## Cloakroom

The cloakroom has a tiled floor and half tiled walls and is fitted with a suite comprising of a low level WC and a wash handbasin.

## Lounge

17'1" x 17'7"

The lounge is decorated in neutral tones and benefits from a stone fire place and hearth. There is a large window offering pleasant views overlooking the rear garden.

## Kitchen / Breakfast Room

12'6" x 10'8"

The modern and contemporary kitchen is fitted with a comprehensive range of high gloss wall, floor and drawer

units with contrasting worktops and benefits from a ceramic white sink and drainer, an integrated electric oven and hob and plumbing for a washing machine and a dishwasher.

## Orangery

42'7" x 19'6" x 19'0"

The stunning Orangery is a versatile room which provides extra living accommodation or a home office.

## Master Bedroom

The master bedroom has an abundance of natural light courtesy of the sash windows to the side and rear elevation of the property. This spacious double room benefits from built in wardrobes and dressing table.

## Bedroom Two

16'8" x 17'4"

A further double bedroom decorated in neutral tones and benefiting from a built in wardrobe and an adjoining en suite shower room.

## En suite shower room

The en suite shower room has a tiled floor and walls and is fitted with a suite comprising of a low level WC, a wash handbasin, a shower cubicle with a chrome shower and a chrome towel rail.

## Bedroom Three

A further double bedroom decorated in neutral tones and benefiting from a built in wardrobe and dresser.

## Bathroom

The bathroom is fitted with a modern suite including a large sunken bath, a low level WC, a bidet, a wash hand basin and a separate shower cubicle with a shower.

## Second Floor

To the second floor of the property there are two further rooms which would be ideal as dressing rooms

## Externally

The property is approached through a gated entrance leading to a communal courtyard. To the rear of the property there is a private rear garden.

