

Barmpton Lane, Darlington, DL1 3HB  
Offers in excess of £350,000

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'The Art of Property'



# Barmpton Lane, Darlington, DL1 3HB

## Offers in excess of £350,000

### Council Tax Band: C

A Truly Exceptional Bungalow! Impeccably refurbished, beautifully extended & offering outstanding further potential.

Having undergone a remarkable programme of refurbishment over the past couple of years, this outstanding bungalow has been transformed to an exceptional standard with little regard for cost. Every room showcases meticulous attention to detail, luxurious finishes and timeless interior styling, creating a home of genuine distinction. Quite simply, the quality throughout must be seen to be fully appreciated.

From the moment you arrive, the property makes an unforgettable first impression. Boasting lovely kerb appeal, there is generous off-road parking together with a double carport running through to the rear of the property. Beyond, the beautifully landscaped, split level West-facing rear garden has been thoughtfully designed at considerable expense, featuring multiple seating areas that provide the perfect setting for both relaxing and entertaining throughout the day and into the evening.

Internally, this is a larger-than-average bungalow that has been extended and sympathetically reconfigured by the current owner to create spacious, light-filled accommodation with an effortless flow throughout. The sumptuous interior design complements the generous proportions, with high ceilings further enhancing the feeling of space.

A particular feature is the large first-floor loft/storage area, complete with a window to the rear elevation and planning permission already granted for two Velux windows to the front. This presents exciting scope to create additional accommodation, subject to any necessary consents.

The welcoming entrance hallway immediately sets the tone, offering a wonderful sense of space together with a large cloaks cupboard and access to a beautifully appointed family bathroom finished to an exceptional standard. There are two generous double bedrooms, with the principal bedroom being particularly spacious, providing a luxurious retreat. A versatile inner hallway currently would also allow for a practical home office area and leads to a useful wet/shower room.

The true heart of this magnificent home is the stunning kitchen/breakfast room. Expertly refitted with an extensive range of high-quality cabinetry, integrated appliances, range cooker, and a striking central breakfast island, it has been designed with both everyday living and entertaining in mind.

The exceptional accommodation continues with a spacious lounge flowing seamlessly into the dining area before opening into a superb family room to the rear, part of which is currently utilised as a home office. French doors lead directly onto the landscaped garden, effortlessly blending indoor and outdoor living.

Further benefits include gas central heating via a combination boiler, solar panels, electrical rewire, replastering, extensive redecoration and high-quality flooring throughout.

Offering spacious rooms, exceptional craftsmanship, outstanding future potential and one of Darlington's most desirable residential locations, this is a home that stands well above the ordinary.

Barmpton Lane is consistently regarded as one of Darlington's most desirable addresses, conveniently positioned within easy reach of excellent local amenities, shops, schools, Darlington town centre and the mainline railway station, whilst providing excellent transport links to the A66 and A1(M).

Properties of this calibre are rarely available. We anticipate considerable interest and strongly recommend arranging an early viewing to fully appreciate the quality, space and lifestyle

this remarkable home has to offer.

Please note:

Council tax Band - C

Tenure - Freehold

Total sq ft and room dimensions to be considered a guide only.

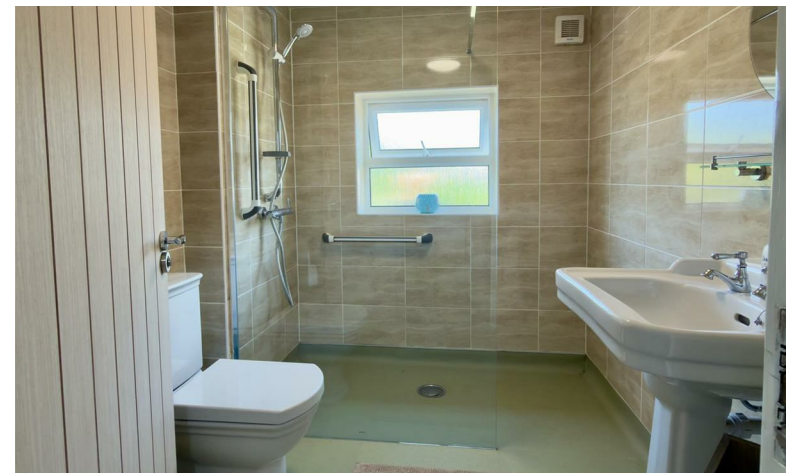
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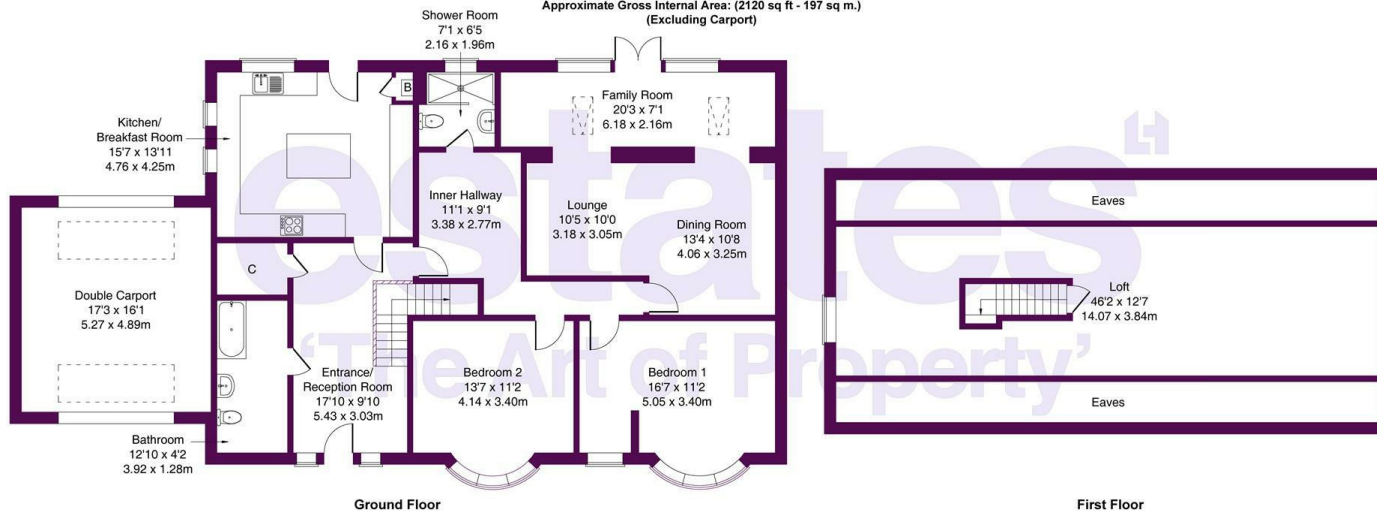
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## Barmpton Lane, Darlington, DL1 3HB

Approximate Gross Internal Area: (2120 sq ft - 197 sq m.)  
 (Excluding Carport)



Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	