



GSC GRAYS



REDLANDS

21a Merrybent, County Durham

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21a Merrybent, County Durham, DL2 2LB

A SUPERBLY PRESENTED AND TRULY OUTSTANDING
DETACHED FAMILY HOME WITH A
SELF-CONTAINED ANNEXE, SITUATED IN THE HIGHLY
SOUGHT-AFTER VILLAGE OF MERRYBENT

ACCOMMODATION

Entrance Porch • Hallway • Study/Snug • Shower Room • Living Room
Bespoke Kitchen Diner • Family Area • Utility Room • Master Bedroom Suite
Guest Bedroom Suite • Two Further Bedrooms • House Bathroom

ANNEXE

Self-Contained Annexe • Living/Dining/Kitchen • Bedroom • Shower Room

EXTERNALLY

Gated Driveway • Parking • Landscaped Rear Garden • Pergola • Lawn Area
Patio Area • Bespoke Outdoor Kitchen with Barbecue and Pizza Oven
Outdoor Office/Gym



GSC GRAYS

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SITUATION & AMENITIES

Redlands lies within the Merrybent area of Darlington, a short drive from Darlington town centre which offers a comprehensive range of recreational and shopping facilities and amenities. The property is also well-placed for the market towns of Yarm and Barnard Castle.

Merrybent is ideal for the commuter as it is a short drive to the A1(M), bringing the major centres of County Durham and Teesside within relatively easy travelling distance.

THE PROPERTY

This exceptional, four-bedroom detached family home offers a perfect blend of modern living and countryside charm. Spanning an impressive 3,125 square feet including the annexe, the property boasts spacious reception rooms, providing ample space for both relaxing and entertaining.

The heart of this home is undoubtedly the bespoke kitchen diner, which features stunning bi-fold doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. This design not only enhances the natural light but also allows for a delightful flow between the inside and outside, making it ideal for family gatherings and summer barbecues.

The property includes four well-appointed bedrooms, each designed with comfort in mind, and four modern bathrooms that cater to the needs of a busy family.

Additionally, there is a self-contained one-bedroom annexe, perfect for family and friends.

The outdoor area is equally impressive, featuring landscaped gardens complete with an outdoor kitchen and dining area, perfect for enjoying the picturesque countryside views that surround the home.

The gated driveway provides secure parking, ensuring convenience and peace of mind.

This modern family home is not just a place to live in, it is also a lifestyle choice offering both luxury and practicality in a serene setting. With its exceptional features and stunning surroundings, this property is a must-see for those seeking a spacious and elegant family residence.



ACCOMMODATION

The exceptional accommodation comprises an entrance porch, living room with inset, cast-iron multi-fuel stove, study/snug, bespoke open-plan kitchen/diner with living area, island unit, fitted appliances and bi-folding doors to the rear garden, shower room, utility room with further matching units.

To the first floor, there is a master bedroom with fitted wardrobes and luxury en suite bathroom, guest bedroom with fitted wardrobes and en suite shower room, two further bedrooms and a stunning house bathroom.

ANNEXE

A superb, open-plan living, dining and kitchen area with matching units, staircase to first floor, shower room and bedroom.

EXTERNALLY

Front Garden

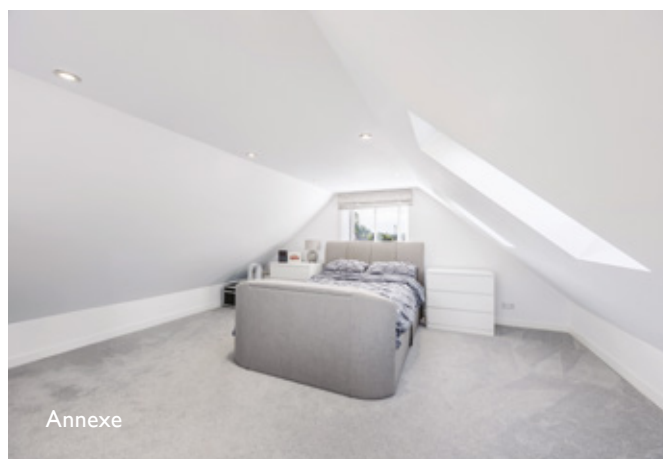
With walled and fenced boundaries, planted borders and remote gated access to the extensive driveway with parking for numerous vehicles.

Rear Garden

To the rear of the property, there is an exceptionally landscaped rear garden made for relaxing and entertaining. The garden comprises a decked area, covered seating area, lawn area, raised beds, outdoor kitchen with pizza oven and views over open countryside. The property also benefits from an outdoor office/gym.



Annexe



Annexe

GENERAL INFORMATION

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

Local Authority

Darlington Borough Council. Council tax band F.

Services

Mains electric, water and drainage. Oil-fired central heating.

Area, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Wayleaves & Covenants

Redlands is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



Redlands, Merrybent

Approximate Gross Internal Area
3125 sq ft - 290 sq m



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.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
Not energy efficient - higher running costs	45	54

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: October 2026. Photographs taken: September 2026.