



VENTURE
PLATINUM

Westbrook | Darlington
£375,000



Nestled in the heart of Darlington, Westbrook presents a rare opportunity to own a truly unique terraced house, steeped in history and charm. Originally built in the late 1800s as part of Henry Pease's development of the Westbrook Pleasure Gardens, this property stands as a testament to exquisite design and craftsmanship.

This magnificent four-storey residence has been substantially extended and refurbished, offering an immaculate living space that seamlessly blends original period features with modern comforts. With five spacious bedrooms and two inviting reception rooms, the accommodation is both generous and versatile, catering to a variety of lifestyles.

Set within an idyllic and tranquil setting, Westbrook is surrounded by lush greenery, creating a hidden oasis that feels a world away from the hustle and bustle of everyday life. The extensive grounds, totalling one-third of an acre, provide ample outdoor space for relaxation and recreation, while the magical gardens invite you to explore and unwind.

In addition to its stunning interiors and beautiful gardens, this property boasts off-street parking for at least five vehicles, a rare convenience in such a central location. Properties of this calibre, with such a unique character and generous accommodation, are seldom available on the market.

To truly appreciate the charm and elegance of Westbrook, an internal inspection is essential. This is not just a house; it is a dream property waiting to be cherished by its new owners.

Basement 4.37m x 4.85m (14'4 x 15'11)

Accessed from the ground floor of the main house or from a separate door to the front.

Cinema Room

A stunning chill-out room featuring power points throughout and double French doors to the front, opening onto the forecourt. Two useful storage rooms are also conveniently located off the cinema room.

Ground Floor

Hallway

Grand hallway with access to all ground floor rooms and stairs to the first floor.

Lounge 4.93m x 4.32m (16'2 x 14'2)

A stunning imposing room situated to the front with bay window, feature fireplace, picture rail and open aspect leading into the dining room.

Dining Room 4.57m x 3.76m (15' x 12'4)

A good sized second room with bay window and seating area, feature fireplace and stripped flooring.

Breakfast/Snug Area

Flowing from the open kitchen area.

Kitchen/Breakfast Room 3.23m x 8.41m (10'7 x 27'7)

The kitchen breakfast room is a stylish and contemporary space that features exposed brick walls and terracotta tiled flooring, bringing a rustic yet modern vibe. A wood-burning stove set against a red brick chimney breast adds warmth and character. The room is fitted with sleek cabinetry and integrated appliances, complemented by under-cabinet lighting that highlights the brickwork. A central island with breakfast bar seating creates a social hub, while large windows and skylights ensure the room is bright and airy.

Utility/Boot Room 2.82m x 3.58m (9'3 x 11'9)

The utility room offers practical space featuring terracotta tiled flooring that continues from the kitchen. It is fitted with countertop workspace and integrated appliances, including a washing machine and dryer. A door leads outside, allowing easy access to the garden and garage. The room is brightened by windows and provides a functional area for household chores, linking conveniently to the downstairs shower room and garage.

Shower Room 2.82m x 1.78m (9'3 x 5'10)

The downstairs shower room is a modern and well-presented space featuring patterned floor tiles that add a decorative touch. It includes a walk-in shower with glass screen, a white wall-mounted basin, and a close-coupled WC. The room benefits from ventilation, and neutral walls create a fresh and clean environment.

First Floor

The first-floor hallway and landing are light and spacious, with neutral walls and carpeted flooring. A large window at the stair landing floods the area with natural light, and the wooden banister adds period charm. This space connects the bedrooms and bathroom on this level.

Bedroom 1 3.76m x 4.22m (12'4 x 13'10)

A beautiful double bedroom situated to the front with views across the open garden, feature fireplace and stripped flooring.

Bedroom 2 3.71m x 3.96m (12'2 x 13')

Another good double bedroom situated to the rear.

Bedroom 3 2.97m x 3.12m (9'9 x 10'3)

A cosy and inviting room situated to the rear.





Bedroom 4 3.28m x 1.93m (10'9 x 6'4)

Bedroom 4/study is a bright, compact room featuring a window overlooking greenery, carpeted flooring and neutral walls. It offers a quiet workspace with views to the front aspect.

Bathroom

With a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC.

Second Floor

Stairs leading into the loft/office.





Bedroom 5/Office 5.79m x 2.46m (19' x 8'01)

The loft space on the second floor is a large, open area with a window to the side. It is carpeted and offers flexible usage, ideal for storage, a hobby room, or potential conversion depending on your needs.

Externally

There is an enclosed forecourt garden to the front, an enclosed court garden to the rear with access to the garage, and, to the front of the home, a large paddock garden.

Paddock Garden

The paddock garden is a large, private outdoor space surrounded by mature trees and fencing. It features a well-maintained workshop in the garden with power and electric supply to the garden, lawn with curved brick edging, raised vegetable beds, and a secluded seating area with a shelter, combining peaceful green views with practical gardening and leisure options.

Front Exterior

The front exterior is a traditional semi-detached house with bay windows and brick detailing. The front garden is bordered by hedging and a low fence, with steps leading up to the front door, giving the home a welcoming street presence.



Garage 3.28m x 4.82m (10'9" x 15'10")

The garage offers parking and storage space measuring 3.28m by 4.82m (10'9" x 15'10"), accessible from the utility area and external side pathway, making it practical for vehicles and additional storage needs.

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area Stockton & Darlington Railway: Northgate

Flood Risk Very low

Floor Area 2,647 ft² / 246 m²

Plot size 0.30 acres (3 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

13 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Courtyard

The courtyard area to the rear provides a paved, practical space adjacent to the garage, perfect for additional outdoor storage or a handy utility area.

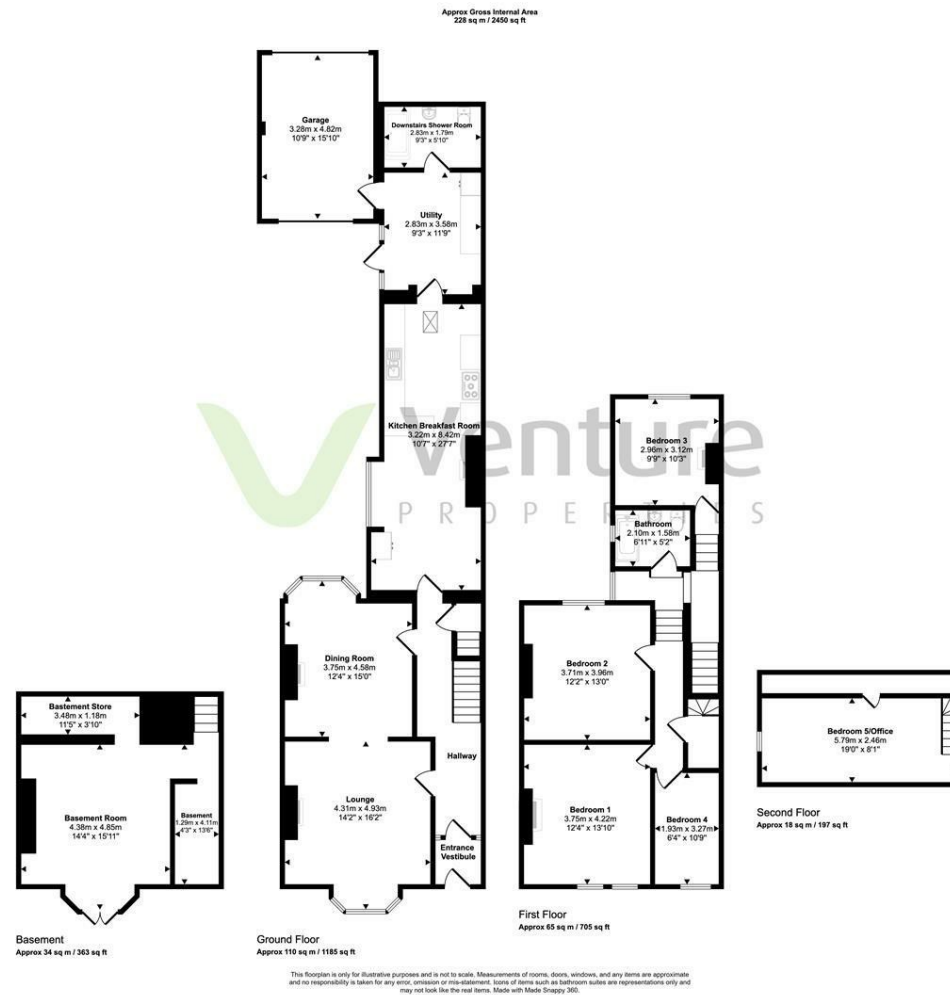








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