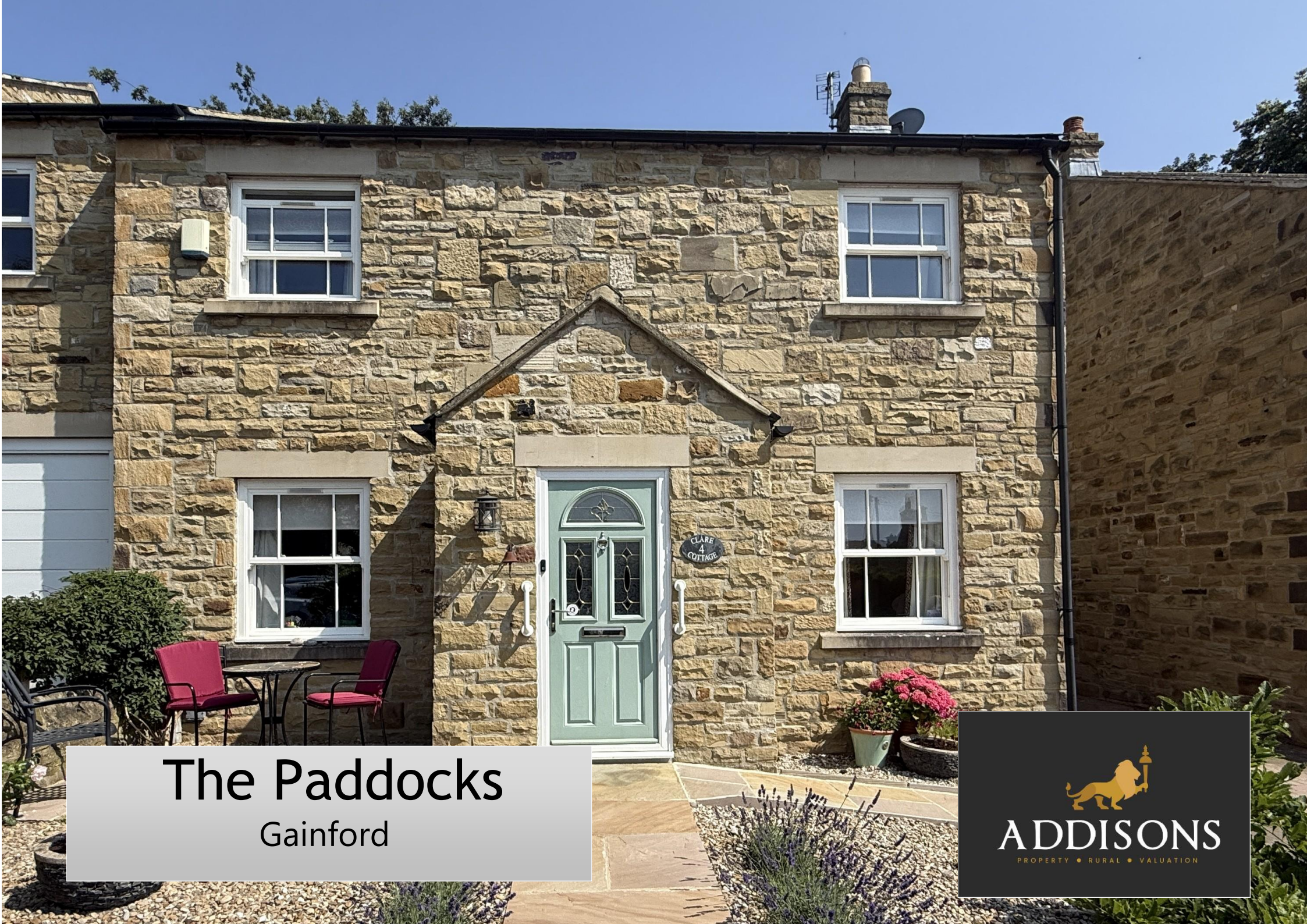




The Paddocks

Gainford



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Nestled in the charming and historic village of Gainford, this beautifully presented stone-faced semi-detached house at 4 The Paddocks offers spacious, modern family living in a highly sought-after setting. With excellent curb appeal, the property boasts easily maintained pebbled gardens, neat stone walling, and a block-paved driveway providing generous off-road parking leading to a single garage with light and power.

Step inside to discover a thoughtfully designed layout, where stylish interiors blend comfort and practicality. The entrance vestibule features an inlaid oak floor, offering access to both a versatile study/snug and a homely living room with a wall-mounted electric fire. From here, glide through to the heart of the home – the open-plan kitchen and dining area. Fitted with Shaker-style cabinetry, integrated appliances, and wood-effect worktops, this space is as functional as it is attractive. Further enhancing everyday convenience is a rear utility room, equipped to house all essential appliances and providing handy access to the garden.

For entertaining or relaxing, the bright orangery offers an ideal retreat. Double-glazed panels and a central lantern roof let natural light flood in, with French doors opening directly onto the tranquil rear courtyard garden. This outdoor haven features stepping stone paving, a paved patio circle, and beautifully raised planted borders – perfect for alfresco dining or peaceful evenings.

Upstairs, the property provides four bedrooms, including three generous doubles and a comfortable single bedroom, making it an ideal choice for families. The principal bedroom is complete with built-in wardrobes and a stylish en-suite wet room, while a modern family shower room with a walk-in mains-fed shower ensures convenience for all.

Located in the picturesque Teesdale countryside, Gainford is renowned for its community spirit and local amenities. The property lies just a short stroll from the village green, riverside walks along the River Tees, and Gainford Spa Gardens. Families benefit from proximity to Gainford CE Primary School and



easy links to the amenities of Barnard Castle and Darlington. Commuters will appreciate excellent transport connections to the A67, ensuring swift access to nearby towns and the wider North East region.

With modern comforts such as gas central heating, double glazing, and easy-to-maintain gardens, this is an exceptional opportunity to secure a spacious, move-in ready home in a delightful village setting. For those seeking a harmonious blend of modern style, practicality, and rural tranquillity, a viewing is highly recommended. Arrange your visit today to fully appreciate everything this wonderful property has to offer.

PRICE

£335,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

PROPERTY INFORMATION

Land Registry Title Number: DU249215

Tenure: Freehold

Council Tax Band: D

Annual Cost: £2,622

Local Authority: Durham

Flood Risk: Very low

Conservation Area: Gainford

Predicted Broadband Speeds: Basic: 18 Mbps Superfast: 80 Mbps Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

Heating: Gas Fired Central Heating

SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

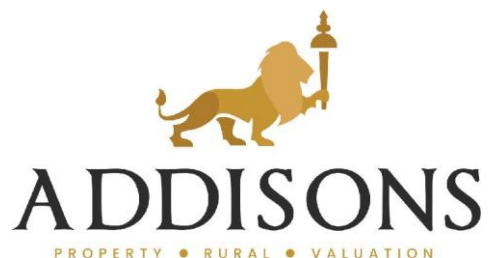


COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the sellers solicitors.

BROCHURE

Details and Photographs taken July 2026



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

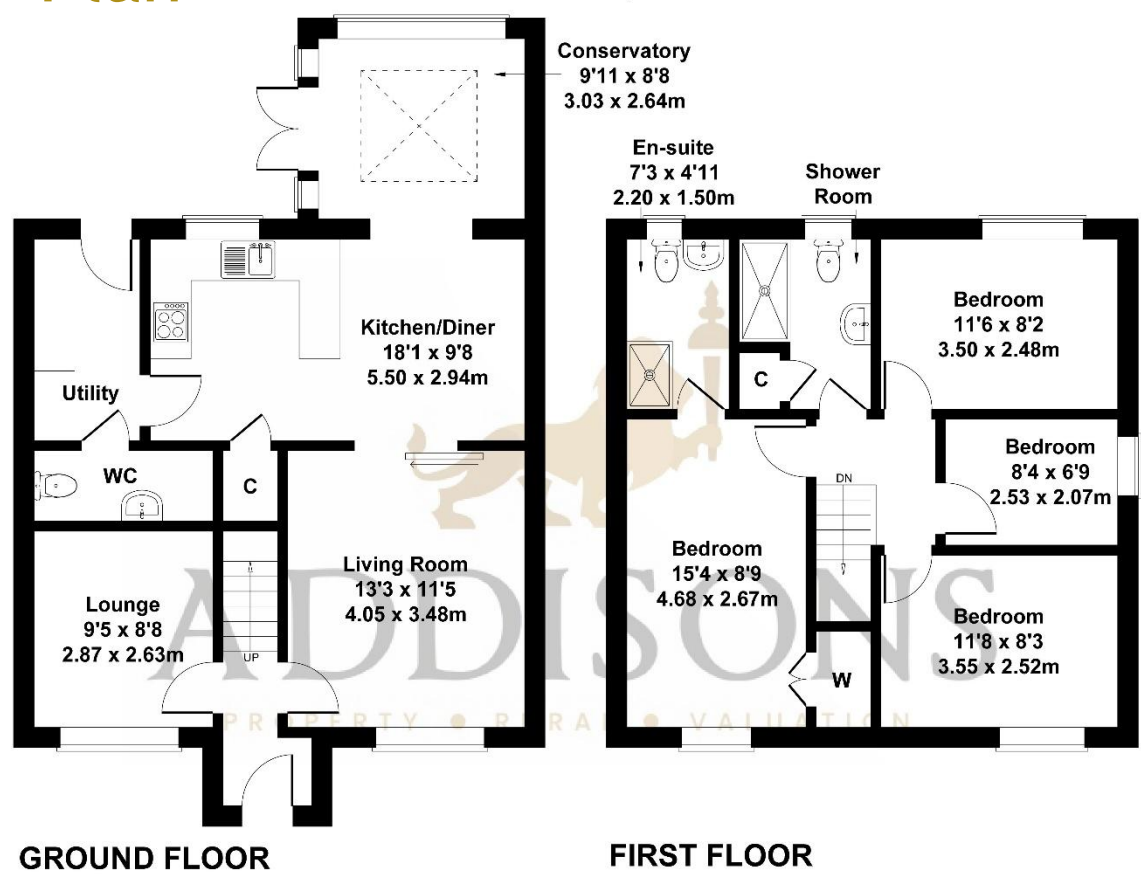
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Floor Plan

4 The Paddock, Gainford



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.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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