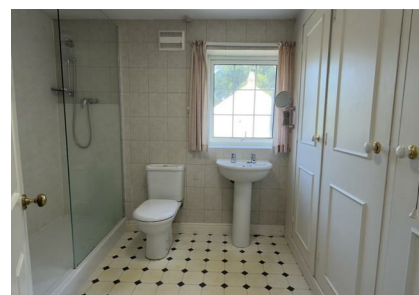


The Green, Hurworth, DL2 2AA
Offers in the region of £495,000

estates⁴
'The Art of Property'



The Green, Hurworth, DL2 2AA

Offers in the region of £495,000

Council Tax Band: D

Occupying a prestigious position in the heart of Hurworth village, this delightful Grade II listed four-bedroom character home presents a rare opportunity to acquire a property in one of the area's most sought-after locations. Homes on 'The Green' seldom come to the market, making this a truly special offering.

Deceptively spacious, the property retains an abundance of original character, including high ceilings and attractive period features throughout.

A standout feature is Weavers Cottage, a substantial two-storey stone built outbuilding. Its name is a nod to Hurworth's historic association with the weaving industry, adding further character to this unique property. Previously used as generous ground-floor storage with a large first-floor office, the building offers excellent potential for a variety of uses, subject to the necessary consents.

The accommodation to the main house comprises a welcoming entrance hallway, a large, elegant principal reception room, an extended dining room, and an extended kitchen. A hatch within the inner hallway also provides access to a useful cellar with restricted head height. The first floor offers three bedrooms, including two doubles and a single, together with a shower room. A fourth bedroom is located on the second floor, benefiting from useful eaves storage and two large Velux windows.

The beautifully maintained gardens create a wonderful setting between the main house and Weavers Cottage before extending to the rear, where a large greenhouse provides an excellent addition for keen gardeners.

The property also benefits from some traditional sash-style windows with secondary glazing, helping to retain its period charm while improving comfort. Gas central heating

has been installed, benefiting from boilers to the main residence and the cottage.

Hurworth is one of the region's most desirable villages, centred around its attractive Village Green and offering an excellent range of local amenities, including independent shops, cafés, restaurants and well-regarded schools. Despite its peaceful village setting, the location is exceptionally well connected, with Darlington town centre and its mainline railway station providing direct services to London and Edinburgh, while Teesside International Airport is just a short drive away. The A1(M) and A66 are also easily accessible, making commuting straightforward and providing excellent links across Teesside, North Yorkshire and the surrounding market towns and villages.

Please note: The second-floor bedroom would not comply with current Building Regulations. The final image included is a historic black and white aerial photograph, believed to date from the mid-1950s to the early/mid-1960s. It is a classic 'Aerofilms' aerial print and has been provided for historical and illustrative purposes only.

Please note:

Council tax Band - D

Tenure - Freehold

EPC report - Exempt

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

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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Disclaimer:

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Business Central 2 Union Square
Central Park
Darlington
County Durham
DL1 1GL
01325 804850
sales@estatesgroup.co.uk
<https://estates-theartofproperty.co.uk/>

The Green, Hurworth, DL2 2AA

Approximate Gross Internal Area: (2620 sq ft - 243 sq m.)



Ground Floor Weavers Cottage

First Floor Weavers Cottage

Ground Floor

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

First Floor

Second Floor