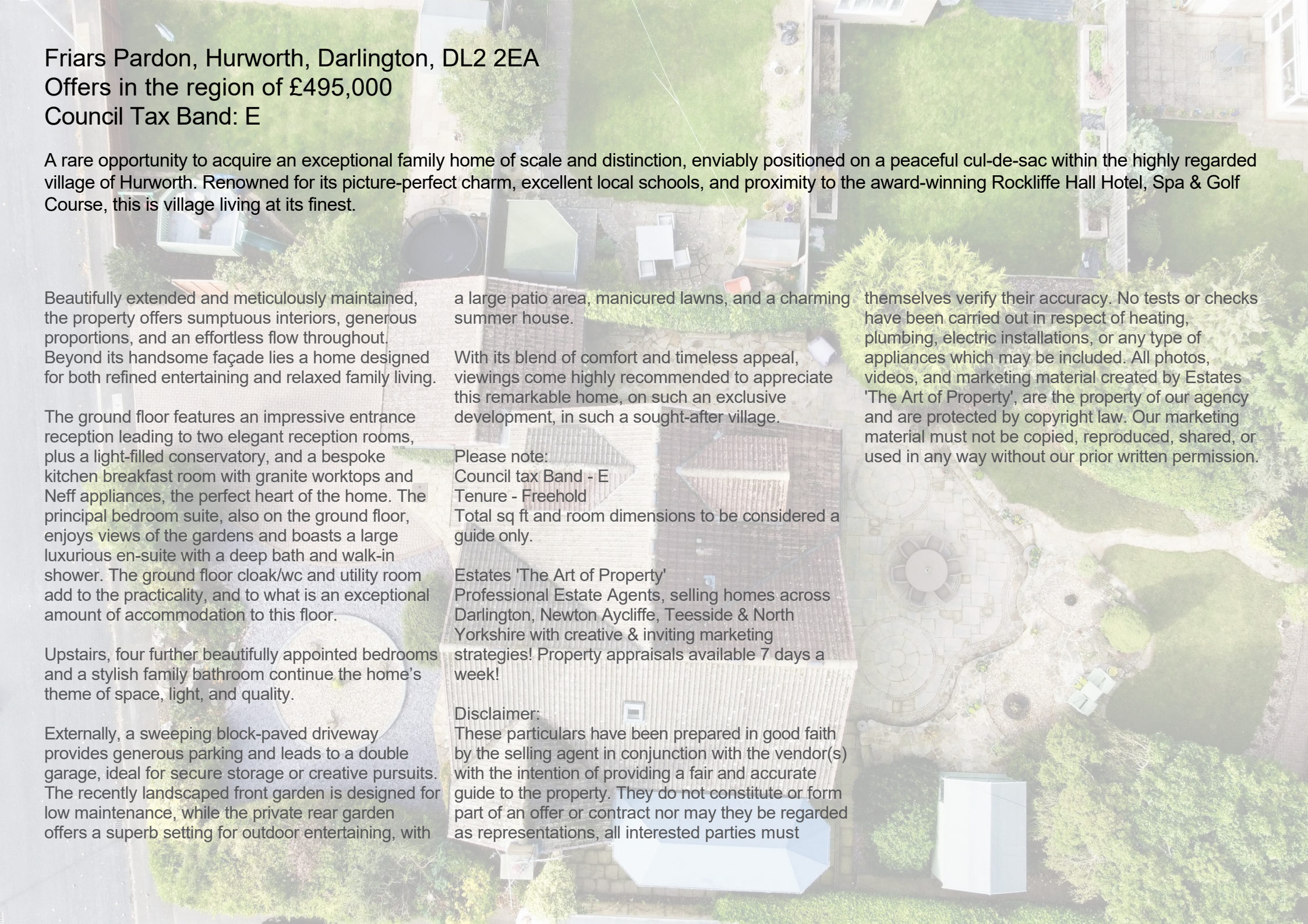


Friars Pardon, Hurworth, Darlington, DL2 2EA
Offers in the region of £495,000

estates⁴
'The Art of Property'





Friars Pardon, Hurworth, Darlington, DL2 2EA

Offers in the region of £495,000

Council Tax Band: E

A rare opportunity to acquire an exceptional family home of scale and distinction, enviably positioned on a peaceful cul-de-sac within the highly regarded village of Hurworth. Renowned for its picture-perfect charm, excellent local schools, and proximity to the award-winning Rockliffe Hall Hotel, Spa & Golf Course, this is village living at its finest.

Beautifully extended and meticulously maintained, the property offers sumptuous interiors, generous proportions, and an effortless flow throughout. Beyond its handsome façade lies a home designed for both refined entertaining and relaxed family living.

The ground floor features an impressive entrance reception leading to two elegant reception rooms, plus a light-filled conservatory, and a bespoke kitchen breakfast room with granite worktops and Neff appliances, the perfect heart of the home. The principal bedroom suite, also on the ground floor, enjoys views of the gardens and boasts a large luxurious en-suite with a deep bath and walk-in shower. The ground floor cloak/wc and utility room add to the practicality, and to what is an exceptional amount of accommodation to this floor.

Upstairs, four further beautifully appointed bedrooms and a stylish family bathroom continue the home's theme of space, light, and quality.

Externally, a sweeping block-paved driveway provides generous parking and leads to a double garage, ideal for secure storage or creative pursuits. The recently landscaped front garden is designed for low maintenance, while the private rear garden offers a superb setting for outdoor entertaining, with

a large patio area, manicured lawns, and a charming summer house.

With its blend of comfort and timeless appeal, viewings come highly recommended to appreciate this remarkable home, on such an exclusive development, in such a sought-after village.

Please note:
Council tax Band - E
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.

Estates 'The Art of Property'
Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Disclaimer:
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must

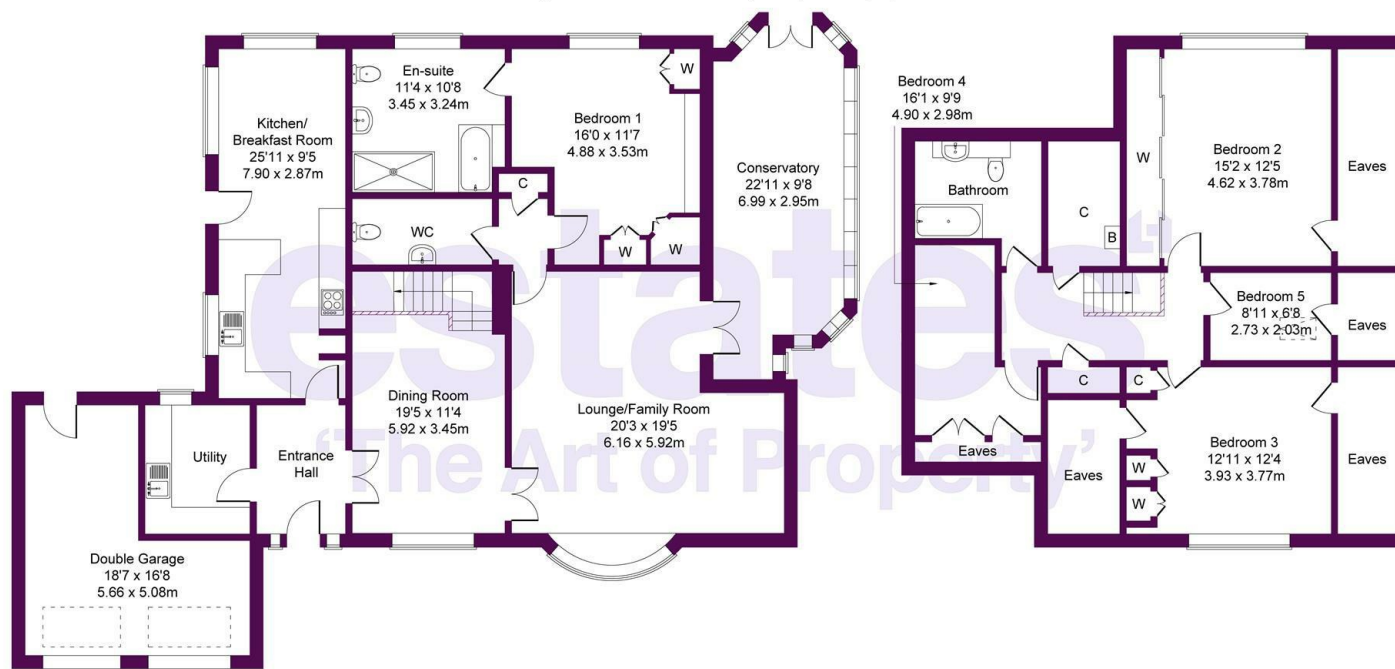
themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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

Friars Pardon, Hurworth, DL2 2EA

Approximate Gross Internal Area: (2777 sq ft - 258 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC