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63, Woodland Road,

Darlington, DL3 7BQ

Asking price £500,000

House - Townhouse
12 Bedroom/s
10 Bathroom/s

Wow! What a property, if like me, you love period properties, you are gonna love this one and the potential it offers, welcome to Woodland Road, Darlington. Literally minutes from the town center, this mid terraced HUGE town house presents an exceptional opportunity for those seeking a spacious and versatile property with a real feeling of Grandeur!.
Currently operating as a successful guest house, this remarkable residence currently boasts an impressive twelve bedrooms and 10 bathrooms, making it ideal for large or extended families.
*** Please note, we are not selling the business, just the property with a change of use.

Spread across five generous floors, the property retains many of the original period features that add to its character and charm. Upon entering, you are greeted by a beautifully Victorian tiled hallway and one of the most striking detailed staircases you are ever likely to encounter. The presence of four exquisite marble fireplaces throughout the home enhances the elegance of the living spaces, while a stunning stained glass window, depicting the initials of the original owners, serves as a captivating focal point and a time in Darlington's rich railway heritage.

The layout provides for four reception rooms, whilst in 'the lower basement', currently unused, offers significant potential for further development, maybe even a cinema room as additional living space or a creative project.

To the rear, the paved courtyard provides a lovely outdoor area, perfect for enjoying the fresh air. Additionally, the property includes a fully self-contained two-bedroom, two bathroom annex, ideal for accommodating guests or extended family members, ensuring privacy and comfort.
(floorplan on request)

With parking available for four vehicles, this property is not only grand in size but also practical for modern living. So if you are someone with foresight and vision, this large property could be a superb luxurious family home which is sure to impress.















- HUGE Victorian Town house, 5 levels.
- Potential to convert to 6+ Bedroom Family Home
- Potentially 4 reception rooms of grand proportions
- Utility basement room / wine cellar
- Current use, Guest House: 10 Bedrooms, 8 Bathrooms
- Granny flat/ Annex, self contained 2 bedrooms
- Lower Basement level unused, potential cinema room?
- Amazing Period features retained from Victorian times

GENERAL INFORMATION:
Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding *Currently Business use)

Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 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.

Property Size
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



















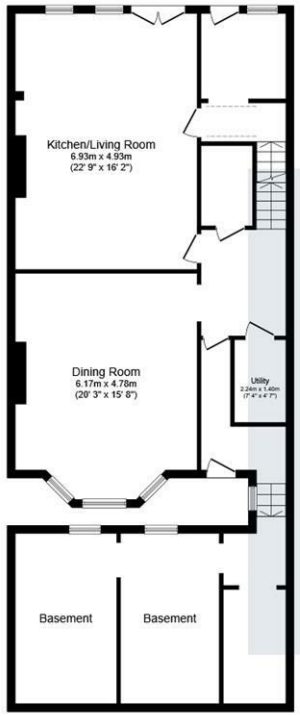




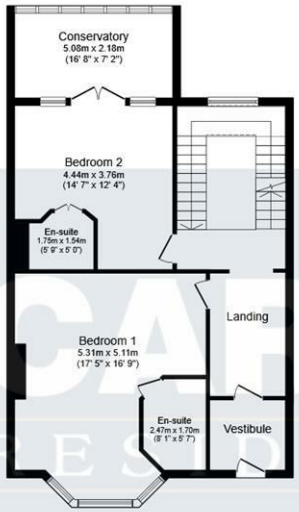




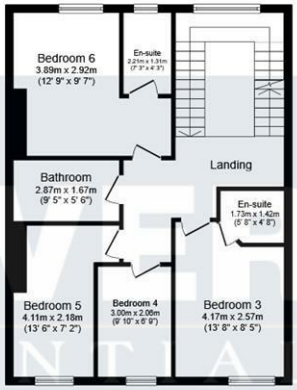




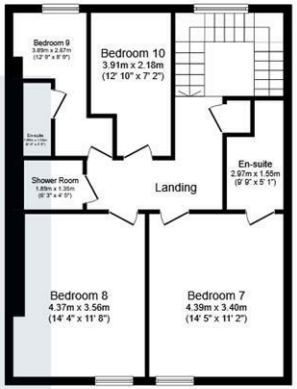
Lower Ground Floor



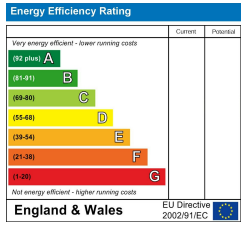
Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

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