



Hidden behind a small wooded area in the charming village of Lartington, just eight minutes from the historic market town of Barnard Castle, this delightful detached Farm house, built in approximately 1800, is truly a hidden gem!

Picture the scene, woodland to the North, a gentle stream ambling by, open fields and views to the South. Just imagine yourself with an ice cold Sauvignon blanc, with friends and family on the totally private patio area, in front of 'your' stunning farmhouse. Views to die for and nothing but the sounds of nature.... Can you see it?

Entering you will find yourself in the heart of the home. The idyllic Country kitchen.

Perfect for the culinary enthusiast and hosting family gatherings, this stunning country-style kitchen features an impressive range cooker for whipping up a storm. Completing the theme, a large Country style pantry which has been finished with an amazing unique stone bench top!

Following on from the kitchen you are greeted by two spacious reception rooms, each boasting wood-burning stoves that create a warm and inviting atmosphere whilst the picturesque views from every window allow you to immerse yourself in the beauty of the adjoining countryside and location. The perfect setting for relaxation.

Completing the ground floor level is a superb recently fitted shower room, with the all essential downstairs W/C. Adjacent to this a well appointed utility room.

Upstairs we have four generously sized bedrooms, serviced by the family bathroom and all taking in those views over the fields to the south. This lifestyle property offers up outstanding views, even on a off day.

Additionally, the property offers veggie gardens for self sufficiency, a double garage with parking for an additional three vehicles for the guests who won't be able to stay away. This 'is' a truly remarkable property, in a breathtaking location and setting.... But don't take my word for it, come see and feel it for yourself. You won't want to leave!





- Impressive Farm house, picture perfect location
- Views as far as the eye can see
- 4 generous bedrooms, 2 bathrooms
- Large range, country pantry with large stone workbench
- Double garage, additional parking
- Just over a quarter of an acre. (0.28 Acres)
- Hidden by woodland, stream ambling by.
- 2 lounge rooms and a Country style kitchen / diner
- Privacy!

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

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.

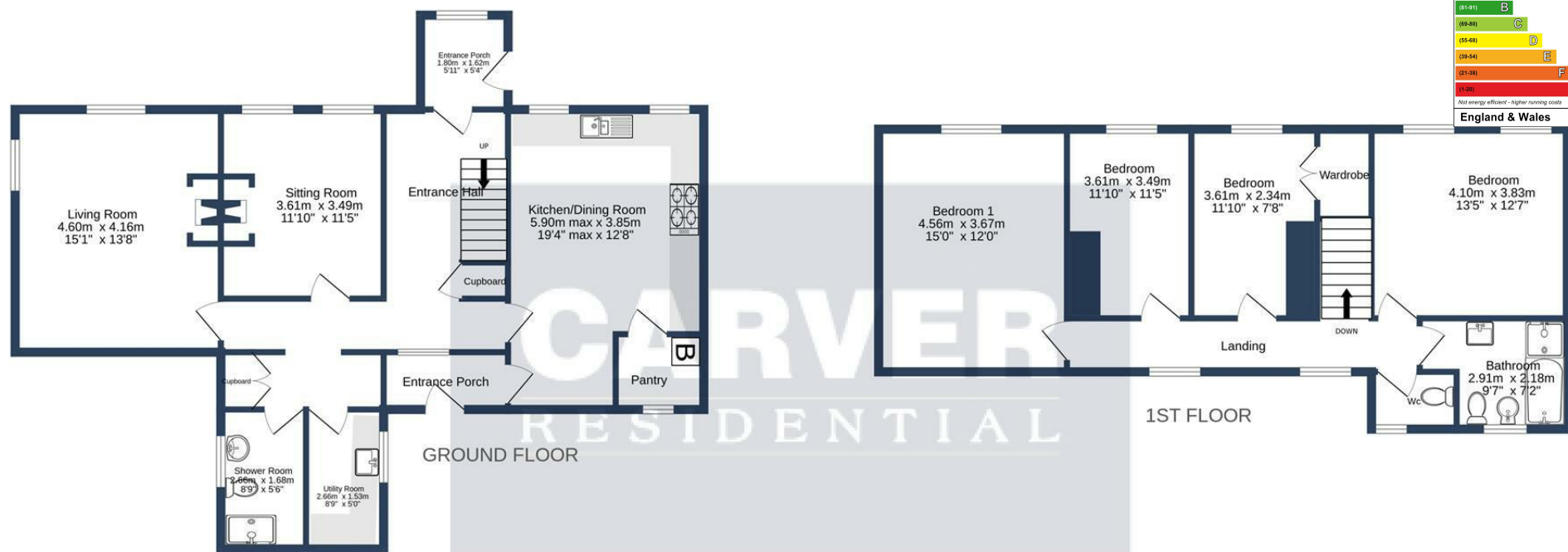
Property Size
 Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		82
B (81-91)		
C (69-80)		
D (55-68)		63
E (39-54)		
F (21-38)		
G (1-20)		
England & Wales		
EU Directive 2002/91/EC		

PARKWOOD, LARTINGTON. BARNARD CASTLE. DL12 9BP.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAB 6202



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