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Heighington Village
Newton Aycliffe, DL5 6QQ
Offers in the region of £750,000

House - Detached



Occupying an idyllic semi-rural position on the outskirts of the highly regarded village of Heighington, 'Dormerstiles' is a truly impressive detached stone-built farmhouse offering an exceptional lifestyle opportunity. Set within approximately 7.3 acres of beautiful grounds, this substantial family home combines the charm and character of a traditional farmhouse with extensive equestrian facilities, making it ideal for those seeking country living without compromising on convenience.

The accommodation is both spacious and versatile, centred around three generous reception rooms. The welcoming lounge features an attractive fireplace with a log-burning stove, creating a wonderfully cosy focal point, while the separate sitting room also benefits from its own character fireplace. A formal dining room provides the perfect setting for entertaining, complemented by a well-appointed kitchen/breakfast room, together with a practical utility room and separate W.C.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with en-suite shower room, together with a large family bathroom serving the remaining bedrooms.

The grounds are undoubtedly one of Dormerstiles' most outstanding features. Beautiful formal gardens surround the property, whilst the extensive land extends to approximately 7.3 acres, offering endless possibilities for equestrian enthusiasts and those looking to embrace a rural lifestyle. The superb range of outbuildings includes nine stables, a tack room, storage sheds and three exceptionally large polytunnels, for a variety of agricultural, horticultural or leisure pursuits. There is also a substantial garage and workshop.

The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

Enjoying a peaceful countryside setting yet remaining within easy reach of Heighington Village Dormerstiles represents a rare opportunity to acquire a distinctive country residence.



- Substantial detached farmhouse with 7.3 acres
- Lovely semi-rural setting near Heighington
- Three good size reception rooms and large kitchen/breakfast room
- Several stables tack room and other outhouses
- Four bedrooms en suite to master and large family bathroom
- Utility room and separate w.c.

GENERAL INFORMATION:

Tenure: Freehold

Services: Oil fired central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

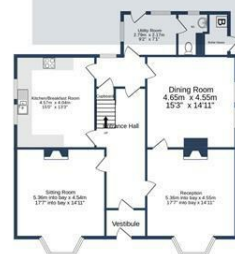
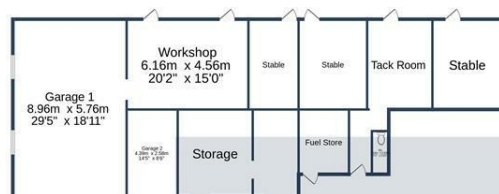
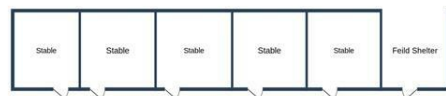
Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

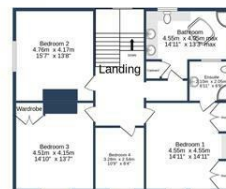
Property Size

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 e.g. a conservatory and/or garage)





GROUND FLOOR



1ST FLOOR

DORMERSTILES, HEIGHINGTON VILAGE, DL5 6QQ.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
2325.00 sq ft

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