



CARVERS
SALES & LETTINGS

Winston Road
Staindrop, Darlington, DL2 3NN
Price £525,000

House - Detached



An exceptional six-bedroom, four-bathroom detached residence with three reception rooms and a self-contained cottage, set within a generous plot in the heart of this highly desirable village.

Fawn Lea offers an outstanding level of space and versatility, perfectly suited to modern family living, multi-generational occupancy, or those seeking an income-generating opportunity as the property currently consists of a four/five bedroom house with several reception rooms plus a two bedroom cottage with a living/kitchen area.

The ground floor of the main house is thoughtfully arranged, featuring an impressive open-plan kitchen/dining/family room (over 28ft in length), ideal for both everyday living and entertaining. This is complemented by a substantial living room (over 22ft), a separate study/home office, and a bright conservatory overlooking the garden. Additional practical spaces include a utility area, ground floor bathroom, and internal access to further bedroom accommodation, offering excellent flexibility.

A key highlight is the adjoining cottage, complete with its own kitchen/living/dining space, two bedrooms, and bathroom, making it ideal for guest accommodation, independent living, or a lucrative holiday let business.

Externally the property occupies a generous plot with a triple garage, large driveway and a bicycle storage area.











- Attached cottage with business potential
- Triple garage and large driveway
- Open plan living/ flexible layout
- Desirable village location
- Generous plot

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham County Council (Tax Banding E)

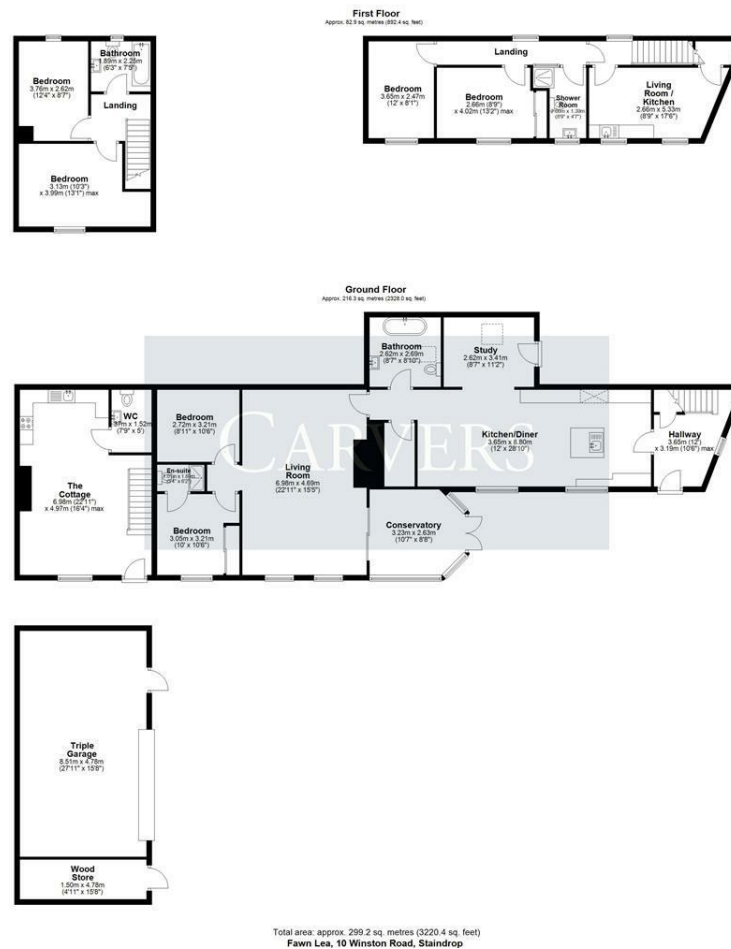
Buyers Identification Checks

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Property size taken from EPC
1797.00 sq ft

Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: mortgageadvicebureau.com/carvers



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.