



**CARVERS**  
SALES & LETTINGS

Barningham, Richmond, DL11 7DU  
Price £275,000

House - Semi-Detached



Offered CHAIN FREE is this wonderfully quaint village cottage in the popular Barningham, located not far from the historic market town of Barnard Castle between the North Pennines National Landscape and Yorkshire Dales National Park. Offering unparalleled view over the stunning surrounding countryside the property has much to offer both inside and out. Internal accommodation consists of an entrance hallway leading to a useful ground floor WC, front-to-back lounge with solid fuel fire, kitchen breakfast room and dining room extension to the ground floor. The first floor holds two good sized double bedrooms and a house bathroom. The property also includes a useful basement housing the oil tank and heating boiler. Externally the property offers a good sized front garden and a fantastic paved patio area to really take advantage of the landscape on your doorstep. In need of some minor updating and cosmetic work the property could be the perfect rural spot. EPC rating E, Durham County Council tax band D.



- CHAIN FREE
- Period Cottage
- Two Reception Rooms
- Lawned Garden
- Popular Village Location
- Two Bedrooms
- Paved Garden
- Spectacular Views

### 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.

### General Information

Tenure: Freehold

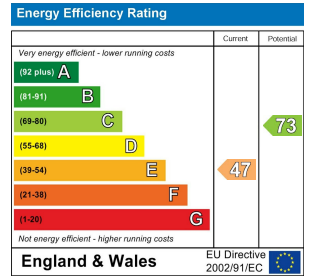
Services: Oil central heating, mains electric, water and drainage.

Local Authority: Durham County Council (Tax Banding D)

### Property Size Reference

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)





Property size taken from EPC  
1097.00 sq ft

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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 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.

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