



country properties
village properties
town homes
barn conversions
building plots

Windlestone Park
Windlestone, DL17 0NF

Offers in the region of £399,950

NICK & GORDON
CARVER
RESIDENTIAL

An exceptional two-storey barn conversion located within a quiet, semi-rural location to the outskirts of Windlestone. The property offers flexible living accommodation throughout with a number of characterful features together with attractive gardens to both the front and rear, driveway for up to 3 vehicles and a large detached single garage. An internal viewing will reveal a well proportioned lounge with log burning stove, sizeable kitchen/dining room, utility room and a ground floor WC. In addition there is a ground floor bedroom with built-in wardrobe and en-suite shower room/WC. The first floor includes a fabulous master bedroom with free standing roll top bath and en-suite WC and an additional bedroom with en-suite shower room/WC. The property features gas central heating to radiators with solid mahogany windows and an internal viewing is highly advised at the earliest opportunity.





Agents Notes

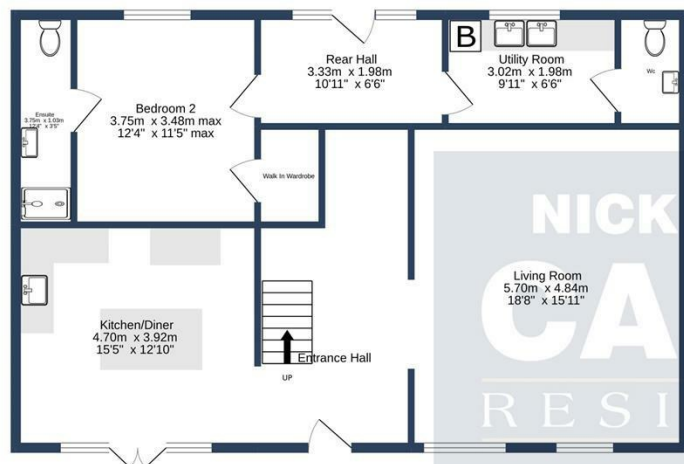
Council Tax:- Band E

Local Authority:- Durham County Council

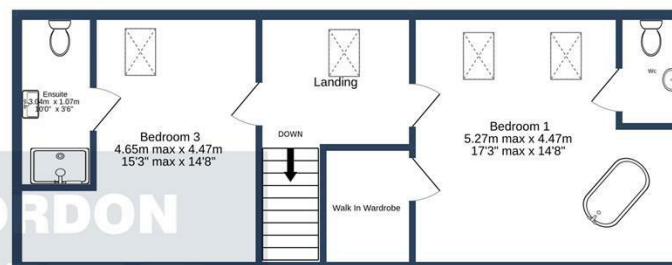
The property has planning permission to construct a garden room extension access from the kitchen/dining room. Further details are available from the Agent.

There is a water meter present at the property.

"Wave"-operated gas central heating system.



GROUND FLOOR
91.0 sq.m. (979 sq.ft.) approx.



1ST FLOOR
53.0 sq.m. (570 sq.ft.) approx.

**NICK & GORDON
CARVER
RESIDENTIAL**

WINDLESTONE PARK, WINDLESTONE. DL17 0NF.

TOTAL FLOOR AREA: 143.9 sq.m. (1549 sq.ft.) approx.

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.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

**naea
propertymark**

PROTECTED

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk