



**CARVERS**  
SALES & LETTINGS

The Green  
High Coniscliffe, Darlington, DL2 2LJ  
Offers in the region of £325,000

House - Terraced



Situated in the charming village of High Coniscliffe, Darlington, this stunning stone-built double-fronted cottage, dating back to 1807, offers a delightful blend of period charm and modern living. The property boasts two generously sized reception rooms, open plan kitchen/breakfast and open plan garden room, providing ample space for both relaxation and entertaining.

With two well-appointed bedrooms and two bathrooms, this stunning home is presented to a high standard throughout. The interior is deceptively spacious, retaining many original features that add character and warmth to the home.

Step outside to discover a rear garden that is both mature and established, offering a private oasis for outdoor enjoyment. Additionally, the property includes a garage, providing convenient storage or parking options.

Surrounded by picturesque countryside walks, this cottage is ideal for nature lovers and those who appreciate the tranquillity of village life. This property is not just a house; it is a home that invites you to create lasting memories in a beautiful setting.



- STUNNING DOUBLE FRONTED COTTAGE
- PERFECT SETTING FOR COUNTRYSIDE WALKS.
- EXTENDED
- IMPRESSIVE GARDEN ROOM & HANDY UTILITY ROOM
- MATURE, ESTABLISHED REAR GARDEN AND GARAGE
- PICTURESQUE VILLAGE LOCATION
- DECEPTIVELY SPACIOUS LIVING SPACE
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- ADDITIONAL GROUND FLOOR SHOWER ROOM/WC
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER

## GENERAL INFORMATION

Tenure: Freehold

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

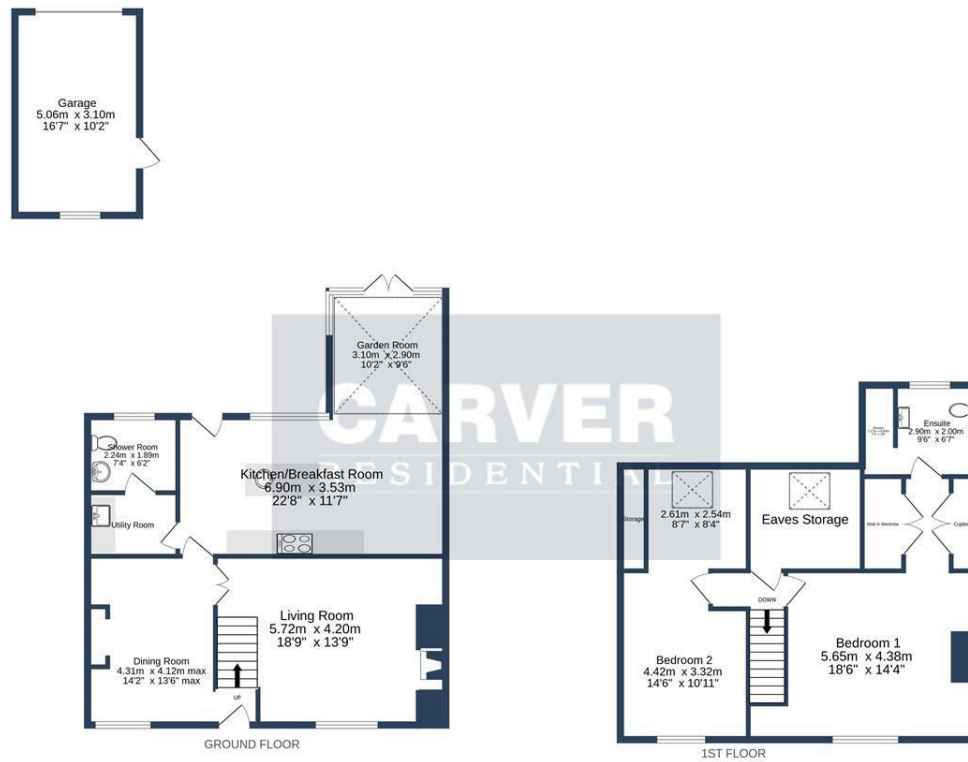
Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

## 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.





THE GREEN, HIGH CONISCLIFFE, DL2 2LJ.

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Property size taken from EPC  
sq ft

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