

CARVERS

SALES & LETTINGS

Romaldkirk

Barnard Castle, DL12 9EL

Offers in the region of £700,000

House - Detached

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Occupying a truly enviable position within the picturesque historic village of Romaldkirk, Hollincroft is a distinguished period residence enjoying one of Teesdale's breathtaking settings. Standing within beautiful gardens extending to just over 1/3 of an acre, the property commands spectacular far-reaching countryside views, particularly from the first floor, creating a wonderful sense of peace and privacy.

This substantial family home has retained an abundance of original character and charm, with many period features complementing its generous accommodation. An entrance lobby leads into an impressive reception hallway where the original tiled floor immediately sets the tone for the quality and heritage found throughout the home. The elegant sitting room enjoys a beautiful bay window overlooking the gardens together with an attractive fireplace, whilst the equally impressive dining/drawing room provides a second superb reception space. A delightful orangery offers the perfect place to relax and appreciate the surrounding gardens and scenery, whilst the spacious kitchen/breakfast room is complemented by a useful utility room and separate cloakroom/WC.

To the first floor are three generous double bedrooms, all enjoying delightful outlooks across the surrounding countryside. The principal bedroom has its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

The grounds are every bit as impressive as the house itself. Mature gardens surround the property, providing a high degree of privacy together with numerous seating areas from which to enjoy the exceptional rural views. A detached double garage incorporates a workshop, while two additional workshops offer excellent flexibility for hobbies, storage or home business use. Above these is a self-contained one-bedroom open-plan apartment, ideal for multi-generational living, or perhaps generating additional incomas a holiday let, subject to any necessarry permissions

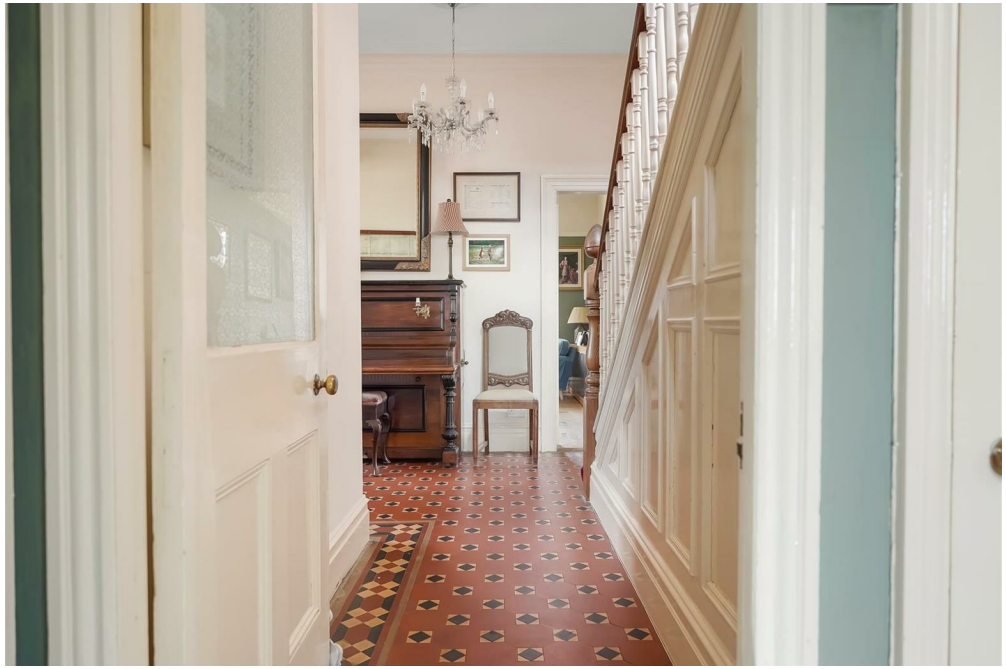








- Superb substantial detached period family residence
- Situated and 1/3 of an acre plot
- Annexe providing multi generational living or holiday let potential
- Fabulous large reception rooms
- Beautiful rural location with stunning views
- Flexible well proportioned accommodation
- Three double bedrooms en-suite to master



GENERAL INFORMATION:

Tenure: Freehold
Services: oil boiler, biomass secondary heating, solar photovolaics
Mains electric, water and drainage.
Double glazing
Local Authority: Main House - Durham County Council (Tax Banding G) Annexe - Durham County Council (Band A)
The property is situated on a conservation area (Romaldkirk)

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.

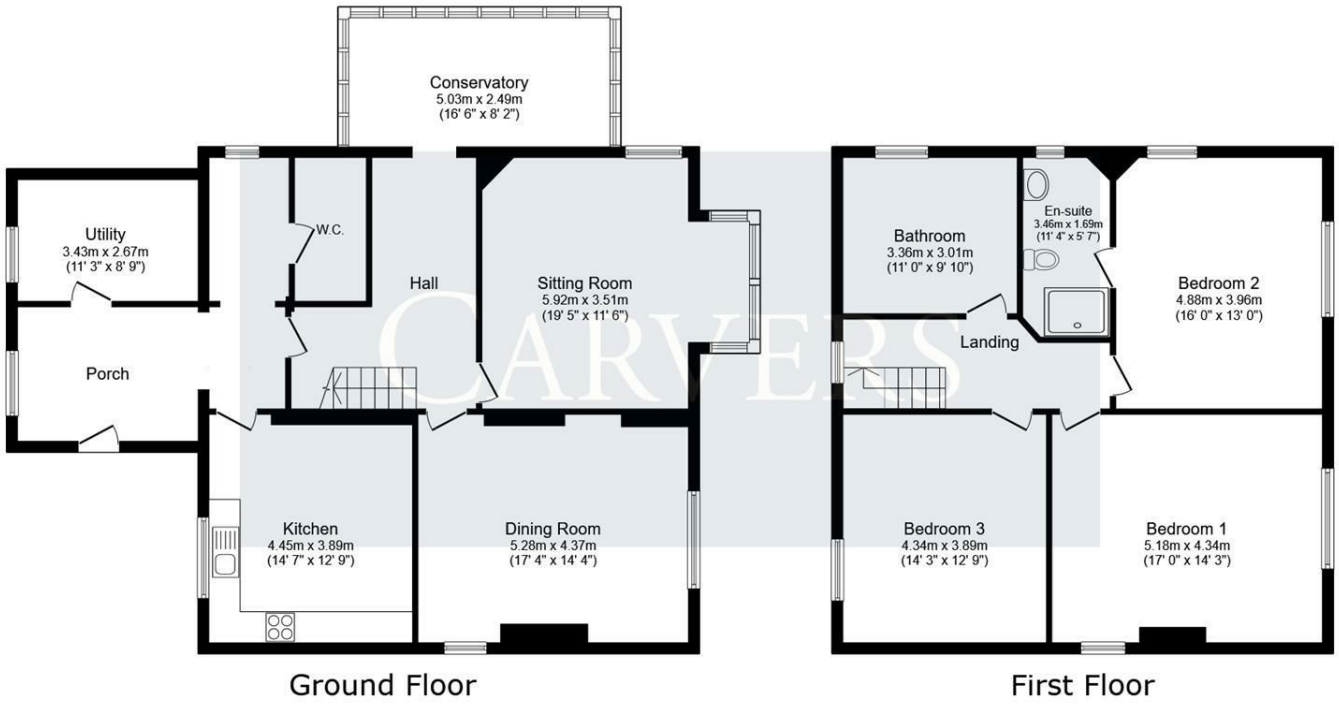
Property Size

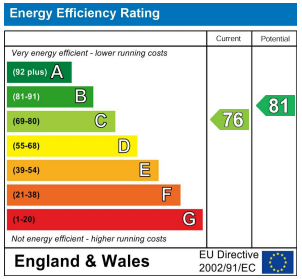
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)











Property size taken from EPC
2271.00 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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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.

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