



CARVERS

SALES & LETTINGS

Lartington, Barnard Castle, DL12 9BP

Price £575,000

House - Detached



Prepare to be amazed! The attention to detail in this beautiful character chapel is incredible.

Ever thought of living in Lartington? Welcome to "Wesley House". Originally built in 1923 this former chapel has been lovingly remodeled to the charming detached home we see today, located in the picturesque village of Lartington, near Barnard Castle.

Entering through the stunning original chapel doors, you will be wowed by the level of detail and character the current owners have retained or installed, an absolute credit to them.

Wesley House boasts three well-proportioned bedrooms, (third bedroom currently set up and used as a work from home office). The layout is thoughtfully designed to ensure privacy and comfort for all family members. Additionally, the property features two modern bathrooms, providing convenience and ease for busy mornings or unwinding after a long day.

Putting the amazing Character in the living room with wood fire aside for a moment, a standout feature of this property is the outdoor space and views as far as the eye can see!! And check out that garden room, it's incredible! With generous parking space to the front and a single garage / workshop all of which adds to the overall appeal of the home, making it perfect for families, the complete package I'd say! Character, comfort, out door space and views, views!

Located in the beautiful serene surroundings of Lartington, this property is not only a wonderful home but also a gateway to the stunning surrounding countryside. With Barnard Castle just a short distance away, you will have access to a range of local amenities, shops, schools and recreational activities.

In summary, Wesley House is a once in a lifetime opportunity to acquire a detached character home that combines spacious living, modern conveniences, and a picturesque location. Please don't take my word for this, a walk through viewing is essential, you need to see and 'feel' this one, trust me, you won't be disappointed.



- 3 bedroom characterful former Chapel
- Views, views, views!
- Stunning kitchen (separate utility area)
- Single garage / workshop
- Master bedroom with dressing room
- Outstanding attention to detail throughout
- Formal lounge, vaulted ceiling with beams and wood fire
- Formal dining
- Garden room
- Two family bathrooms

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, mains water and private sewage treatment plant.

Double glazing

Local Authority: Durham County Council (Tax Banding F)

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)





GROUND FLOOR

1ST FLOOR

WESLEY HOUSE, LARTINGTON. BARNARD CASTLE. DL12 9BP.

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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
1593.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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