



**CARVERS**  
SALES & LETTINGS

Town Green  
Manfield, Darlington, DL2 2RQ  
Offers in the region of £520,000

House - Detached



A beautiful double-fronted stone-built family home occupying a fabulous position overlooking the village green in the picturesque North Yorkshire village of Manfield.

Beech House is an impressive, characterful detached home, offering deceptively spacious and exceptionally well-proportioned accommodation, ideally suited to modern family living. Built in attractive stone, this handsome double-fronted property enjoys a wonderful position overlooking Town Green, combining the charm of traditional village life with the space and comfort of a substantial family home.

The property is accessed via a lovely entrance hallway, leading to a generous lounge featuring an attractive bay window and fireplace incorporating a wood-burning stove, creating a warm and welcoming space in which to relax. There is also a separate dining room, ideal for family meals and entertaining, together with a beautiful, generously proportioned kitchen/breakfast room, fitted with an attractive range of units and integrated appliances. A separate utility room and cloakroom/WC add further practicality.

To the first floor are four well-proportioned double bedrooms, with both the principal bedroom and guest bedroom having their own en-suite facilities. A spacious family bathroom, complete with a separate shower, serves the remaining bedrooms.

Externally, Beech House occupies a generous plot, with a particularly attractive rear garden providing an excellent setting for outdoor dining, entertaining and family enjoyment. A patio offers the perfect spot for relaxing during the warmer months, while a large driveway provides ample off-street parking and leads to a double garage.

The location is a real highlight. Manfield is a delightful village in the North Yorkshire countryside, with Beech House enjoying the particularly appealing setting of a home overlooking the village green. Local amenities include a country pub, village hall and church, contributing to the village's traditional rural character.



- Beautiful double fronted stone built family home
- Large lounge with fireplace and log burner
- Utility room and downstairs w.c.
- Lovely large plot with pleasant rear garden
- Wonderful village location overlooking the green
- Separate dining room and fabulous kitchen/breakfast room
- Four double bedrooms two with en-suites
- Double garage and large driveway

#### GENERAL INFORMATION:

Tenure: Freehold

Services: oil fired heating, mains electric, water and drainage.

Double glazing.

Local Authority: Richmondshire Council (Tax Banding F)

#### 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.

#### Lettings Material Information

Council Tax: Authority / Band / Amount

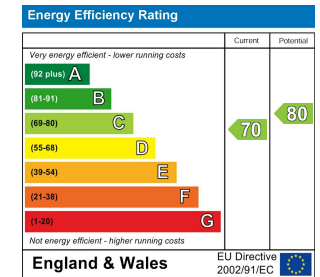
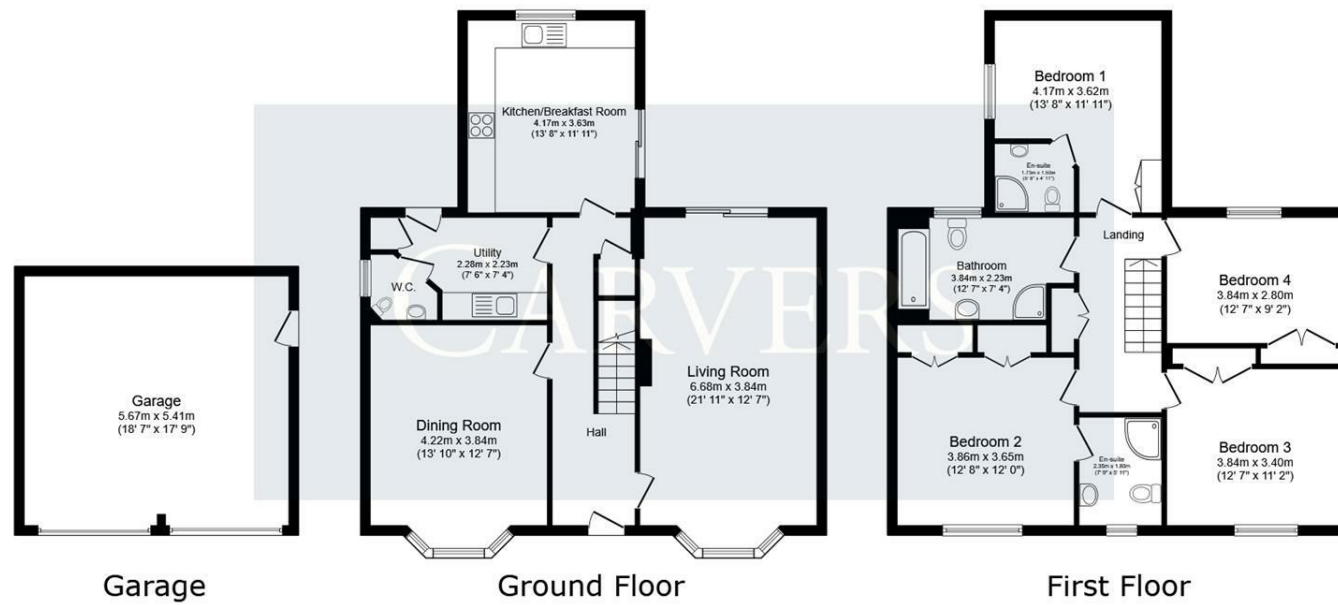
Length of Tenancy:

Holding Deposit: 5 weeks rent

Parking:

Utilities:





Property size taken from EPC  
1797.00 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

## Searching 1,000s of mortgages

Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices

Web: [mortgageadvicebureau.com/carvers](http://mortgageadvicebureau.com/carvers)



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

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.



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.