



94, Coniscliffe Road,

Darlington, DL3 7RW

Asking price £415,000

House - Townhouse
4 Bedroom/s
2 Bathroom/s

Take a look at this instantly recognisable landmark on Coniscliffe Road, Darlington. Stunning! This remarkable townhouse, affectionately known as the Round House, is a truly iconic property that encapsulates the essence of Victorian character and style. Built in approximately 1850, this property is a splendid testament to its era, boasting period features that have been lovingly preserved by the current owners but now with modern day class, a true credit to them.

As you step inside, you will be greeted by the uniquely shaped rooms, taking full advantage of its Round House persona. The living spaces are a delightful, perfect for both relaxation and entertaining. The four spacious bedrooms offer a serene retreat, serviced with Bathrooms on each level. The uppermost floor providing breathtaking views of Darlington's iconic town clock. Yes, it's that close and convenient for the town center you can see the Clock from here!

The heart of modern homes these days is undoubtedly the kitchen and this one certainly has the wow factor, which combines modern elegance with functionality, making it an ideal space for culinary enthusiasts. A hidden gem of this property is the remarkable vaulted wine cellar, cleverly concealed and accessed through the porcelain kitchen floor tiles and visible through a reinforced glass window, allowing you to keep an eye on your prized wine collection.

The property also has two courtyards, front and rear with a very handy two story outhouse to the rear.

This iconic townhouse is not just a home; it is a conversation starter, a piece of history that has intrigued many who have passed by. Now, the opportunity to make this extraordinary property your own has arrived. With its unique charming shape and prime location, the Round House is a rare find that promises to offer a lifestyle of comfort and sophistication. Don't miss your chance to own a piece of Darlington's heritage.





- Iconic Landmark Townhouse
- You can see the town clock from here!
- Amazing kitchen, the heart of the home
- Patio gardens
- Log burning fire

- Location - Close to Town center, restaurants, Bars, Shops and schools
- 3 storey's, 4 Bedrooms, 2 Bathrooms, Multiple living areas
- Vaulted wine cellar, complete with viewing window in kitchen floor
- Period features, beautifully presented

GENERAL INFORMATION:

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.
Double glazing

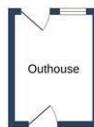
Local Authority: Darlington Borough Council (Tax Banding D)



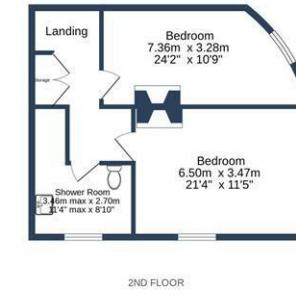
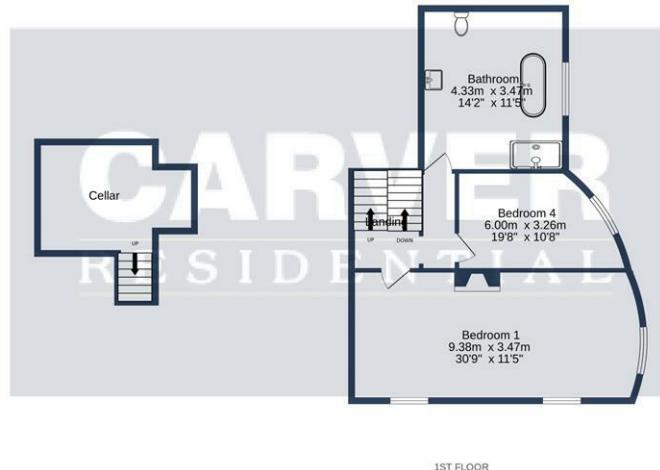
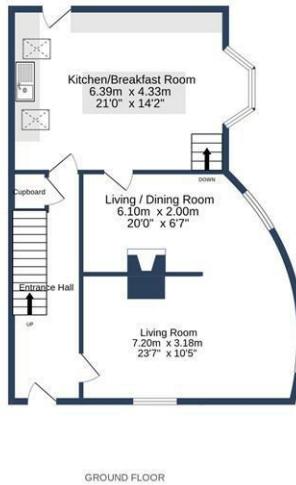








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



CONISCLIFFE ROAD, DARLINGTON. DL3 7RW.

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