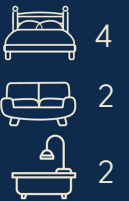




CARVERS
SALES & LETTINGS

Coatham Mundeville
Darlington, DL1 3NJ
Price £800,000

House - with Land



Equestrian Paradise with a Georgian property. Your gonna love this one!!

Set well back off "Durham Road" in Coatham Mundeville, minutes outside of Darlington, this Georgian beauty is incredibly well set up as an Equestrian lovers dream, complete with 4 full time stables, tack room, hay storage and room for your ride on mower. You decide how you use them. A stable yard for grooming and a short trot down to the menage for exercise.

A stunning Georgian 4 bedroom property with no expense spared on the inside, offering comfort and style of a bygone era but with modern living luxuries of today! An ideal family home with four generously sized bedrooms and room for an office, there is ample room for everyone to enjoy their own private sanctuary. The property boasts two well-appointed bathrooms, ensuring convenience for busy mornings and family life.

At the heart of the home, a bespoke high end kitchen, finished in the country style it deserves with modern cooking appliances and the added bonus of a beautiful "Esse" solid fuel range! You need to see this one, it's stunning and words don't do it justice!

Set on a substantial plot of land, a smidge under 7 acres, this property not only offers a beautiful home but also the luxury of outdoor space. The expansive grounds with mature bountiful fruit trees provide opportunities for gardening, play, or simply enjoying the fresh air. Additionally, the property can park multiple vehicles, horse boxes, trailers, tractors, you name it!

Situated in a peaceful location, a small close knit community of 5 properties well off the beaten track, yet it is conveniently situated for easy access to the amenities of Darlington and road links to the A1M nearby. This home is a wonderful opportunity for those seeking a tranquil lifestyle without sacrificing the benefits of nearby urban conveniences.

So, if your searching for a rural property or an equestrian paradise, give us a ring, this is it..!



- Stunning Georgian Home
- Stabling for multiple horses, with tack room etc
- 4 bedrooms
- Duckpond and gardens with numerous bountiful fruit trees
- Off the beaten track away from main road but great access for the A1m,
- Equestrian lovers dream, approx 7 acres
- Menage for exercise
- Bespoke kitchen with Esse range cooker
- Amazing views

GENERAL INFORMATION:

Tenure: Freehold

Services: oil central heating, mains electric, mains water and treatment plant drainage.

Double glazing. Solar panels.

Local Authority: Darlington Borough Council (Tax Banding E)

Buyers Identification Checks

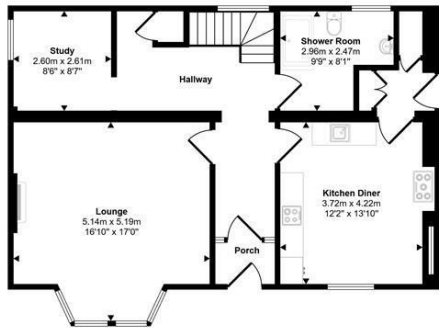
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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

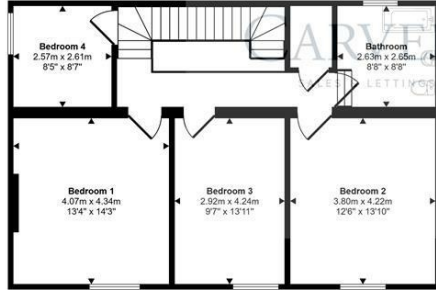
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)



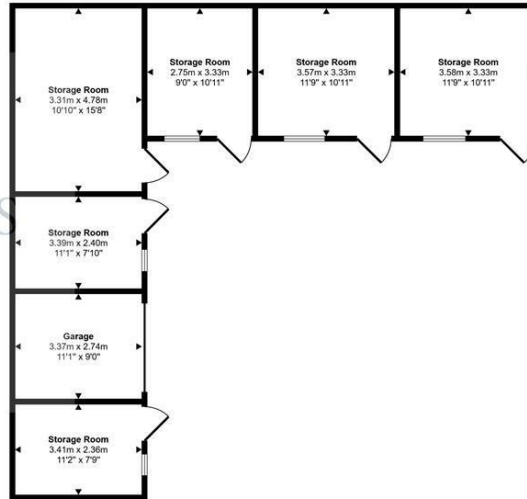
Approx Gross Internal Area
262 sq m / 2824 sq ft



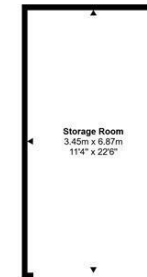
Ground Floor
Approx 81 sq m / 873 sq ft



First Floor
Approx 80 sq m / 862 sq ft



Outbuildings
Approx 78 sq m / 835 sq ft



Storage Room
Approx 24 sq m / 255 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 sq ft

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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.