



country properties
village properties
town homes
barn conversions
building plots

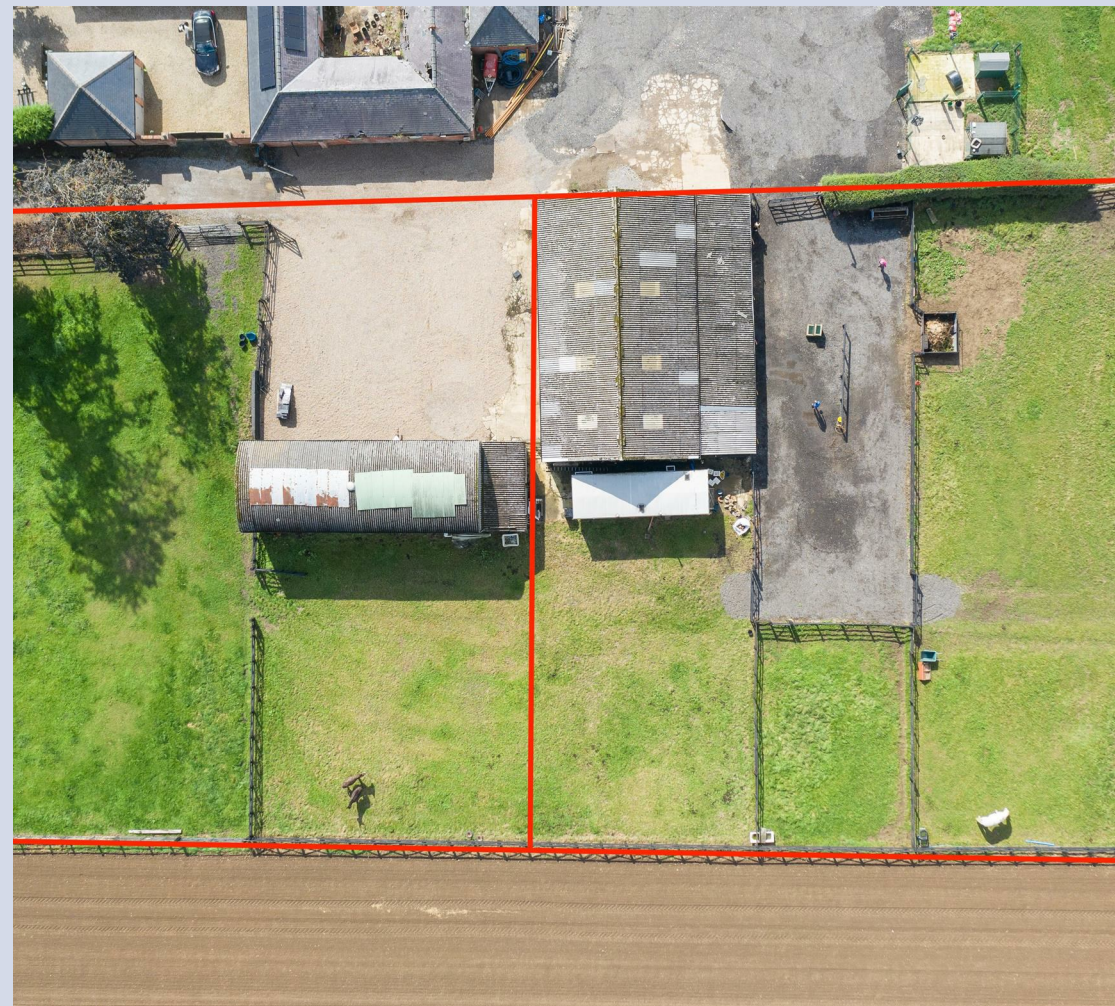
Park House
Gainford, Darlington, DL2 3BW
Guide price £285,000

NICK & GORDON
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RESIDENTIAL

Have you ever wanted to take on your own grand design? This is your chance to create a truly magnificent home from a former cattle shed, set in a picturesque countryside setting.

*****VIEWING BY APPOINTMENT ONLY***DETACHED BARN WITH FULL PLANNING PERMISSION***C3100SQ FT***COUNTRYSIDE VIEWS***PARKLAND SETTING***DETACHED DOUBLE GARAGE***0.5ACRE PLOT***PADDOCK/LAND AVAILABLE BY SEPARATE NEGOTIATION***An incredible opportunity to convert a substantial detached brick built former cattle shed into a large and unique family home in a picturesque setting just on the edge of the village. The planning permission is for a C3100 Sq ft dwelling with open countryside views. The current plans have accommodation on the ground floor with one grand bedroom suite on the first floor, and opportunity for further bedrooms. The property has permission for a detached double garage and has a generous plot. Paddock (outlined in yellow) available by separate negotiation and is approx 1.3 acres. There may be the opportunity for further land to be purchased separately.**





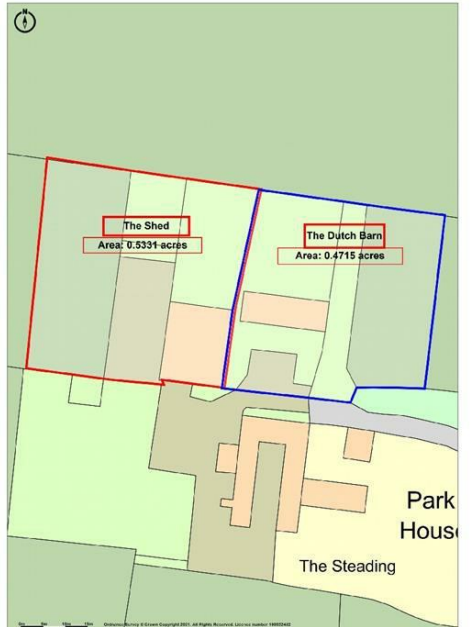
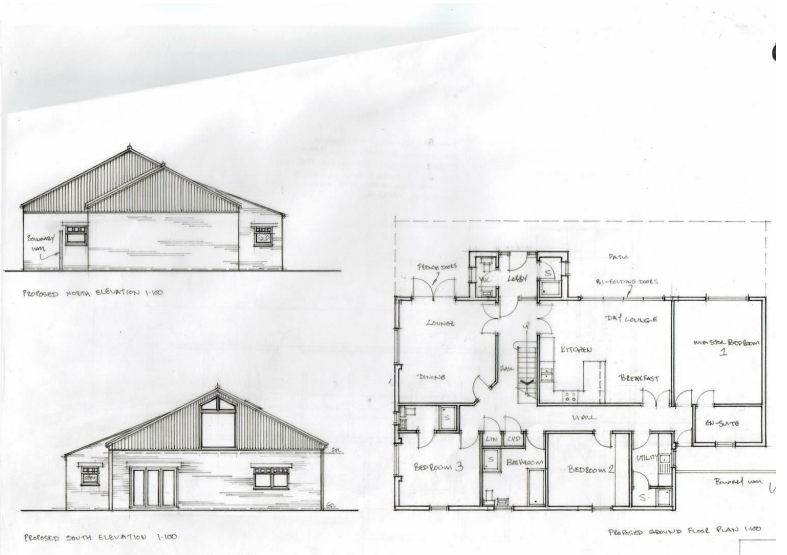
- DETACHED BARN TO CONVERT
- PLANNING REF NO: DM/19/01042/FPA
- PERMISSION FOR A DOUBLE GARAGE
- FULL PP GRANTED
- COUNTRYSIDE SETTING
- Paddock/LAND AVAILABLE BY SEPARATE NEGOTIATION
- VIEWING BY APPOINTMENT ONLY

Tenure: Freehold

Planning: Durham County Council. Planning reference no. DM/19/01042/FPA

Services: Currently the barns do not have independent services, however a temporary supply of services can be arranged with the current owner. The current owner has received quotes of approximately £5,000 for an independent supply of electric (per barn), £5,000 individual sewerage treatment tank (per barn), and independent water supply approximately £1,500 (per barn). Way leaves can be granted by current owner.

Access: The properties are accessed by a single track tarmac road from the village accessed from Eden Lane. It is proposed all residents on the development equally contribute towards maintenance of the road, verges and hedging.



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