





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







- 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.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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