



VENTURE  
PLATINUM



Merrybent | Darlington  
£600,000





In the sought-after village of Merrybent, Darlington, this spectacular and rare detached bungalow offers a perfect blend of comfort and tranquillity. With four bedrooms, this property is ideal for families or those seeking extra space. The well-appointed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this delightful home is the outdoor space, with stunning views to the rear, which provide a picturesque backdrop to daily life. Horse lovers will be in awe of the generous paddock with ample space for up to two horses. There is plenty of storage buildings for equipment and a delightful Log Cabin to utilise as either a tranquil retreat or even a quiet office space. Parking is a breeze with plenty of accommodation for vehicles, ensuring convenience for both residents and visitors alike.

The village of Merrybent is known for its friendly community and peaceful atmosphere, making it an ideal location for those looking to escape the hustle and bustle of city life while still enjoying easy access to local amenities. The surrounding views are particularly spectacular and span far and wide.

This bungalow presents a unique opportunity to own a piece of idyllic countryside living, all while being just a short drive from the vibrant town of Darlington.

The home has a new solar panel system with air source heating. The air source heat pump and new water heater/tank in the loft mean that the property no longer relies on oil. The loft and external walls have recently been fully re insulated using SWIP, a brand of solid wall insulation material.

Whether you are looking to settle down or invest in a property with great potential, this home is not to be missed. Contact our office today to arrange a highly recommended viewing.

#### Entrance Hallway

Door to front, cloaks cupboard and laminate flooring. Access to bathroom, bedroom four and further bedrooms and w.c.

#### Lounge 7.75m x 3.51m (25'5 x 11'6)

Dual aspect room with Upvc double glazed windows to both front and rear, central log burner stove.

#### Kitchen 3.30m x 2.64m (10'10 x 8'8)

Double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap and space for a washing machine. Door to garage and side.

#### Bedroom One 3.66m x 3.58m (12' x 11'9)

Upvc double glazed window to front.

#### Bathroom

Panelled bath with shower over and screen, w.c, wash hand basin and towel rail.

#### Bedroom Four 4.14m x 2.82m (13'7 x 9'3)

With partition curtain for privacy.

#### Ground Floor Cloaks

Two Upvc double glazed obscure windows to side, w.c and wash hand basin.

#### Study 3.91m x 2.11m (12'10 x 6'11)

Access to bedrooms and door to rear.

#### Bedroom Two 4.22m x 2.03m (13'10 x 6'8)

Upvc double glazed windows to rear and side.

#### Bedroom Three 3.10m x 2.03m (10'2 x 6'8)

Upvc double glazed window to rear.











#### Externally

To the front, sitting far back from the roadside, there is access to a generous driveway providing off street parking for several vehicles. There is also gated access to rear.

To the rear is a very generous, south facing, well maintained garden with a sun catching patio area. The property boasts a large paddock and the total area of the site is just under an acre in size, with the added bonus of an alarmed and secure breeze block built workshop, fully equipped with power and light. There is a further large attached building, ideal for the storage of machinery or a ride on lawnmower, together with two additional storage sheds.

The stable block can accommodate up to two horses and there is a gate giving access to the rear of the garden, leading directly onto Teasdale Way.

A fabulous addition to the outdoor space is a heavy duty log cabin, measuring 6m x 4, with a large raised decking area to the front. This space is ideal for seating and entertaining during the warmer months, perfect for admiring the amazing views that span as far as Yorkshire. This delightful cabin is currently being utilised as a tranquil and idyllic office space, with power and light readily available.





**Garage 7.82m x 2.64m (25'8 x 8'8)**

With up and over door, storage into eaves and electricity supply.

#### **Tenure**

Freehold

#### **Property Details**

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area No

Flood Risk Very low

Floor Area 1,130 ft<sup>2</sup> / 105 m<sup>2</sup>

Plot size 0.80 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



#### **Note**

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



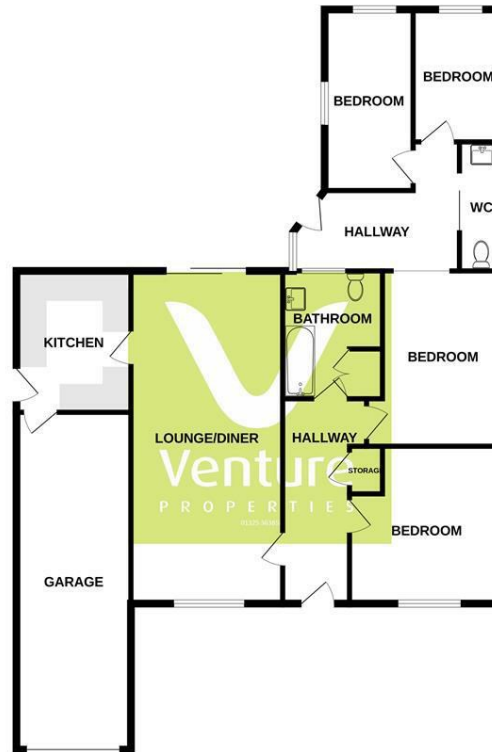






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GROUND FLOOR



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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