



VENTURE
PLATINUM

28 Low Green | Darlington
Offers Over £295,000



This impressive Grade II Listed Georgian building in beautiful local stone is situated in a fantastic semi rural location within the grounds of St Mary's Church in the sought after village of Gainford. The house has huge character and is accessed via a pathway over the churchyard. The village is situated between Darlington and Barnard Castle and has a convenience store, post office and fish and chip shop along with a primary school and easy access to the A1.

The property has sympathetic interior design to preserve original features such as internal wooden shutters and briefly comprises: entrance hallway, living room with original fireplace, open plan kitchen with original stone floor and large brick lined vaulted cellars. There are two double bedrooms and superb new bathroom on the first floor and a further bedroom to the second floor.

To the rear of the property is a private south facing courtyard perfect for sunbathing and outdoor dining with outbuildings.

Viewing is highly recommended.

Entrance Hall

With original flagstone floor and access to the large brick lined vaulted cellars ideal for storage.

Living Room 4.95m x 5.28m (16'3 x 17'4)

Dual aspect with views to the churchyard and village green, large inglenook fireplace with stone hearth and new Burley wood burner.

Kitchen/Dining Room 2.87m x 1.88m (kitchen) 3.96m x 3.05m (dining room) 9'5 x 6'2 (kitchen) 13 x 10 (dining room))

Fitted with a range of bespoke cupboards with space for oven and dishwasher and freestanding fridge/freezer, period sink, original stone floor, handmade Winchester tiles and picture Georgian window to the courtyard.

Dining Area - There are french doors off the dining room opening out to the totally private, sunny courtyard which is perfect for sunbathing and outdoor dining..

First Floor

A return original stone staircase and unique high skylight.

Main bedroom 5.33m x 4.98m (17'6 x 16'4)

Dual aspect with views over the village green and large walk in wardrobe/closet.

Family Bathroom

Superb new bathroom with huge walk in shower and freestanding bath, wc and wash hand basin.

Bedroom 2 3.96m x 2.97m (13' x 9'9)

Steps lead up to this room and has views of church and River Tees.

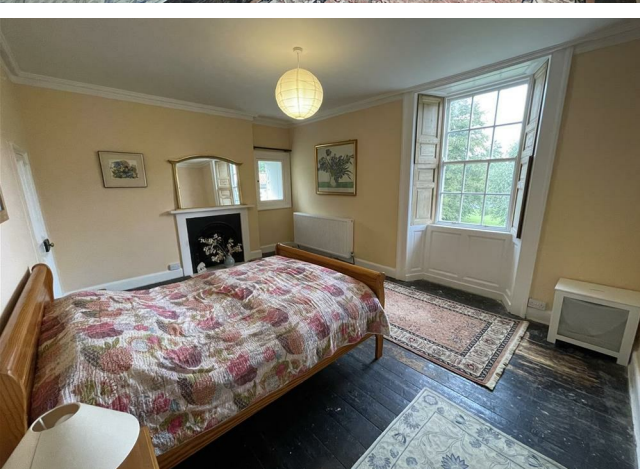
Second Floor

Access via a further staircase with Georgian window on landing and window seat with view over churchyard.

Bedroom 3 5.33m x 4.98m (17'6 x 16'4)

With picture window, fireplace, walk-in wardrobe/storage cupboard.





Externally

There is an enclosed and private courtyard with large outbuildings.
There is good parking, the current owner charges his electric car from an external socket.
To the front of the property there is a cottage style garden with community herb garden adjacent.

Council Tax
Band E





Tenure

This property is freehold and is Grade II listed

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



Further Information

Semi Detached with 27 The Old Vicarage'. There is a charming entrance through period iron gate off a peaceful well maintained churchyard.

Historic pilgrimage church of St Mary's next door which is Grade I listed, originally 8th Century, founded on a monastic centre of stone carving.

New air source heating system, (£1,700 RHI grant income per year until 2028)

Upgraded electric installation in 2020 with new consumer unit

Newly replaced roof in Welsh blue slate, sheeps wool insulated loft

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