



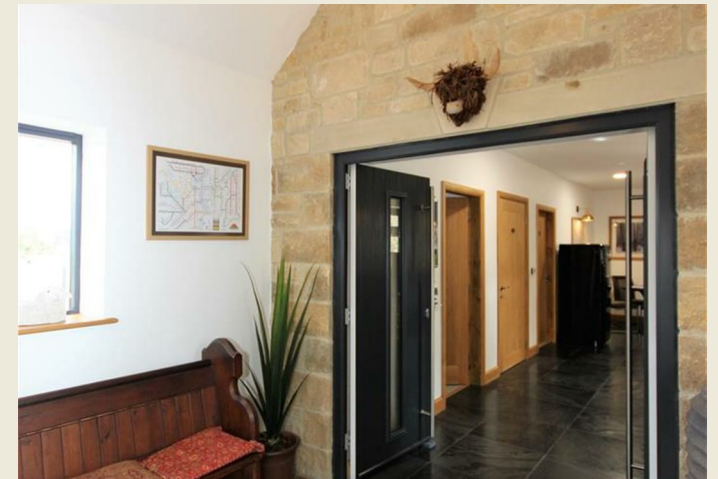
FINE & COUNTRY
Homes from Robinsons

MILLSTONE HOUSE STANGARTH LANE
STAINDROP | DL2 3LR

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Millstone House is an incredible opportunity to own a stunning family home or a ready-made guest house business of extensive proportions with land. Indeed, it is a property that could be the key to a change of life. Whether the motivation is a move to the country or a chance to be your own boss, in any sense it is a unique prospect. The property lies to the southern edge of historic Staindrop, a popular and vibrant community around a village green and Raby Castle on the doorstep. With south-facing patios and unspoilt views across open fields, Millstone House is a stylish and substantial four-bedroom detached home built in locally quarried stone. Completed in August 2017, the contemporary design incorporates features that reflect its rural location including exposed stone and brickwork, timber beams and flooring and external stone steps giving private access to the first floor. The house is characterised by high quality workmanship with oak skirtings, architraves, staircase and doors. The hall and en suite bathrooms are tiled in Italian stone, marble and slate. Full height feature windows draw in plenty of natural light as well as offering panoramic views, especially from a first-floor lounge. The layout is extremely versatile with the potential to alter room use according to need. Presently, the ground floor comprises a substantial and welcoming reception hallway with an office, WC and utility space that leads conveniently into the fabulous kitchen and on into a spectacular double height dining room with vaulted ceiling. Both rooms have glazed double French doors opening out onto a patio, creating a superb space for entertaining. The rest of the ground floor comprises three large double bedrooms with en suite shower rooms. The master suite is upstairs and benefits from a full-size en suite bathroom and walk-in wardrobe.







CONTINUED:

The current owners have operated the property as a popular bed and breakfast destination for visitors to Teesdale. It has good internet coverage, four controllable heating and hot water zones, a fire alarm system, eight-camera CCTV, parking for numerous vehicles and garaging. The property works very well as a large family home with an attached grass paddock extending to 2.85 acres with post and rail and mature hedge boundaries attracting wildlife. As a place to live and visit, Staindrop has much to offer and is well located for reaching the A1(M), A68 and A66. For residents, the village has primary and secondary schools, while independent Barnard Castle School operates a bus service. Nearby attractions include Upper Teesdale and the North Pennines Area of Outstanding Natural Beauty, the river Tees, Barnard Castle and the impressive Bowes Museum.

AGENTS NOTES:

- EER: B82
- Council Tax Band: B
- 8 Camera CCTV coverage
- 4 Controllable heating & hot water zones
- Fire alarms throughout

LOCATION:

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VIEWINGS:

Via Fine & Country

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Millstone House
Approximate Gross Internal Area
3728 sq ft - 346 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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