



59 BLACKWELL
Darlington, County Durham





59 BLACKWELL

DARLINGTON, COUNTY DURHAM, DL3 8QT

AN INDIVIDUALLY DESIGNED, CONTEMPORARY AND LUXURY RESIDENCE, BOASTING IMPRESSIVE ACCOMMODATION OVER FIVE FLOORS, COMPLEMENTED BY AN ELECTRIC GATED DRIVE, GARAGING, TIERED LAWNED GARDEN AND STUNNING VIEWS ACROSS THE RIVER AND COUNTRYSIDE BEYOND. THE BUILD WAS COMMISSIONED BY THE CURRENT OWNERS TO CREATE A UNIQUE HOME PERFECT FOR FAMILY LIVING AND ENTERTAINING.

Accommodation
Circa 6,900sq ft

Hall • WC/Washroom • Cloaks Cupboard • Entertaining Kitchen/Living/Dining Space • Utility Room • Lower Ground Floor Hall • L Shaped Reception Room
Cinema Room • WC/Washroom • Storage Cupboard • Boiler Room • Basement Hall • Sauna • Games Room • Reception Room (utilised as an at home gym)
First Floor Landing • Four En-suite Bedrooms (one with a balcony)
Laundry Room • Second Floor Landing • Master Bedroom Suite with Large En-suite and Balcony Terrace • Dressing Room

Externally

Electric Gated Drive • Double Garage • Tiered Lawned Garden
River & Countryside Views



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, County Durham DL12 8PQ

Tel: 01833 637000

www.gscgrays.co.uk

barnardcastle@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Easingwold
Tel: 01347 837100

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742





wooden flooring throughout, a radiator with decorative covering, staircase leading off to the further floors and doors leading off to the accommodation at this level.

Leading off is a WC/washroom comprising of a WC, vanity hand washbasin, heated towel rail and wooden flooring. On the opposite site of the hall there is a snug with a double glazed window, wooden flooring and a door leading into a small study area. Also accessed off the entrance hall is a cloaks storage cupboard.

The heart of this house is the entertaining kitchen space comprising of a variety of gloss wall and base units and the following integrated appliances: fridge/freezer, two electric ovens, one microwave, one warming drawer, dishwasher, electric hob and a wine cooler. There is a breakfast bar providing seating for two, along with ample space for a dining table and chairs and a large soft seating area. Full height glazing allows you to take in the stunning view over the river.

The utility room is accessed directly from the kitchen and enjoys fitted units with contrasting work surface and an integrated freezer. A door opens from here into the garage.



Situation

A1(M) 2.5 miles, Stockton on Tees 14 miles, Barnard Castle 16 miles, Durham 25 miles, Newcastle Upon Tyne 38 miles, York 53 miles and London Kings Cross from Darlington Rail Station 3 hours. Please note all distances/timings are approximate.

Ground Floor Accommodation

The property is entered into a hall, leading off to accommodation on the middle floor of the property. There is



Lower Ground Floor Accommodation

Leading off from the hallway at lower ground floor is a large L shaped reception room with large glazed windows allowing you to take full advantage of the outlook over the river and countryside beyond. Double doors open out onto a Juliette balcony.

Adjoining the large reception room is a cinema room, the perfect place to escape! To conclude the accommodation at this level there is a WC/washroom, storage cupboard and a large boiler room which also houses the hot water cylinders and provides ample storage.

Basement

The lowest floor of the property comprises of a hall with doors leading off to a large storage cupboard, sauna room and a games room. The games room is fitted with a bar along with sliding doors opening to the garden. There is an opening leading through to a space currently utilised as an at home gym but would also make another cosy reception space.

First Floor Accommodation

Large landing area with doors giving access to the accommodation on this level. The main bedroom on this floor level is located above the garage. It is a very large double bedroom with a Juliette balcony and en-suite shower room.



Bedroom two is again an en-suite bedroom to the aspect overlooking the river and fields beyond. It is a large double bedroom with double doors leading onto a balcony and a door through to a dressing room/en-suite dressing room.

The third bedroom enjoys the same outlook as the second bedroom and is a good sized double bedroom with a walk in dressing room/en-suite shower room. The final bedroom at this level is slightly smaller in size and has the benefit of a separate bathroom and a separate walk-in dressing room. To conclude the accommodation on this floor, there is a laundry room with plumbing for a washing machine and space for a condensing dryer.

Second Floor Accommodation

An impressive second floor landing, flooded with natural light, giving access to the master suite, a stunning double bedroom, boasting elevated countryside views for miles on end. There is ample natural light and double doors opening onto a large balcony terrace. A door leads off to the en-suite shower room, which is an impressive size with a freestanding bath, walk in double shower cubicle, vanity hand washbasin, WC and space for a dressing table. Across the landing there is a walk-in dressing room with his and hers wardrobes leading off.





Externally

The property is approached via electric timber gates opening into a gravelled parking area providing off street parking for several vehicles and giving access to the double garage with its electric roller door. To the opposite aspect, is where the tiered lawned garden is found which enjoys numerous levels lowering down to the river bank.

Services

Mains electricity, gas and water are connected. Drainage is to a private septic tank. Gas fired central heating, CCTV system. (The house is fully networked for audio and visual).

Tenure, Local Authority & Council Tax

The property is believed to be offered freehold with vacant possession upon completion. Darlington Borough Council. For Council Tax purposes, the property is banded G.

Wayleaves, Easements & Rights of Way

59 Blackwell is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

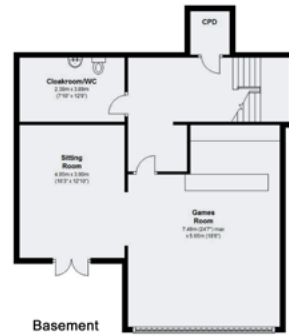
Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.





59 Blackwell Darlington



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2021
Photographs taken: February 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

