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## Startforth Lodge, 29 Low Startforth Road

Startforth Barnard Castle, County Durham, DL12 9AU

Asking Price £495,000



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### Situation and Amenities

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 7 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, West of the historic and popular market town of Barnard Castle. The market town has a good range of amenities including national and independent shops and eateries. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M), as well as the Main Line Railway Station at Darlington, bringing many areas within commuting distance.

### Accommodation

#### Ground Floor

Startforth Lodge is an attractive stone fronted building, entered via a partially stained-glass door, with inscribed slab above dating 1853, leads into an entrance porch. An inner door with stained glass and overlight follows through into the spacious hallway. A period staircase with moulded newels, moulded and wreathed handrail, curtail step and shaped tread ends leading up to the first floor and half landing showcasing the stunning arched window. The hallway boasts deep coving, skirting, and panel doors, all of which add huge character. Leading off the hallway are doors accessing the ground floor accommodation.

There are numerous reception rooms offering character features and flexibility for a purchaser to reconfigure and restore this historic building to suit their requirements, subject to consents. The current owners have discussed various options with the planners to inspire the new purchaser with the potential options available. Currently, the main reception rooms are positioned to the eastern area of the building, with views towards Barnard Castle town. The drawing room has a dual aspect to the front, as well as a large bay window, both with traditional shutters to the side, fireplace, cornicing and ceiling rose. Adjacent to the drawing room, is the sitting room with a sash bay window, overlooking the side garden and towards Barnard Castle, with period shutters. There is also the original cornicing, a character fireplace and shelving to the side of the chimney breast.

On the opposite side of the drawing room is the dining room; which sits to the front of the property and overlooks the wrought iron fenced lawned garden. There is a fireplace as well as the period cornicing to the ceiling which adds character. In the centre of the hallway, below the staircase lies the small cellar which provides additional storage. Beside the cellar door, there is a cloakroom with a window to the rear.

The Western side of the ground floor accommodation is where the

current breakfast kitchen is situated with a dual aspect sash windows, coving and stone flagged flooring. This space could provide a home office, which could be self contained/separate from the principle living accommodation. There is also a separate pantry with a window to the side garden and substantial utility/boot room, all with stone flooring. There is a door from the utility leading to the rear of Startforth Lodge and a window overlooking the patio area.

#### First Floor

Leading up the traditional spindle staircase from the half landing with stunning arched window, the first floor landing offers high ceilings, much like the rest of the accommodation with the original coving, deep skirting and has doors leading off to the five bedrooms and house bathroom. The master bedroom is located above the drawing room and has a dual aspect with sliding sash windows, including a bay to enjoy the superb views towards the town, with period shutters. Bedroom two, above the kitchen, offers a dual aspect over the side walled and front gardens as well as a marble fireplace and period coving. The third bedroom benefits from the clearest view of the castle ruins and has a cast iron feature fireplace and a built in bookshelf. The fourth and fifth bedrooms both enjoy views over the front, wrought iron railed garden and have the potential to be combined to provide a bedroom which reflects the generous size of the aforementioned. Bedroom four also benefits from a cast iron feature fireplace and bedroom five has fitted wardrobes.

To conclude the accommodation at first floor level, is the house bathroom separate WC.

#### Externally

Startforth Lodge will form part of an exclusive and premium development of properties which will be erected in due course. The site works have commenced and the Developer/Vendor of Startforth Lodge wishes to cooperate with the purchaser to provide an agreeable amount of additional garden space to the eastern boundary. They have discussed with the local planning authority who have indicated a tiered garden would be acceptable.

The property will be approached via a lane shared with two of the new build properties. Ownership of the access will be allocated to one of the new build properties with ongoing maintenance costs split.

To the front, there is an attractive stone and wrought iron boundary fence with a wrought iron gate and pathway up to the front door. There are lawns on either side of the pathway with various mature shrubs and a gravelled path which leads round the perimeter of the property. A high stone wall with wrought iron gate leads through to the substantial side garden which is a blank canvas for the new owners with great potential to be landscaped, lawned and the possibility of creating parking/garaging.

Tel: 01833 637000

subject to consents. The current vendor has commenced discussions with Durham County Council.

The main garden will be to the eastern side of Startforth Lodge, with some flexibility available in terms of the proposed size. Currently, the garden is raised with stone steps leading down to the paddock land, however the proposal would be to have a tiered garden which would create a contemporary outside space and allow for the superb views to be enjoyed.

### Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating.

### Tenure, Local Authority & Council Tax

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

### Wayleaves, Easements and Rights of Way

Startforth Lodge 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.

### Boundaries

The current boundaries for Startforth Lodge which are registered with Land Registry are subject to change. This will be agreed between the seller and purchaser(s) prior to engaging with Solicitors.

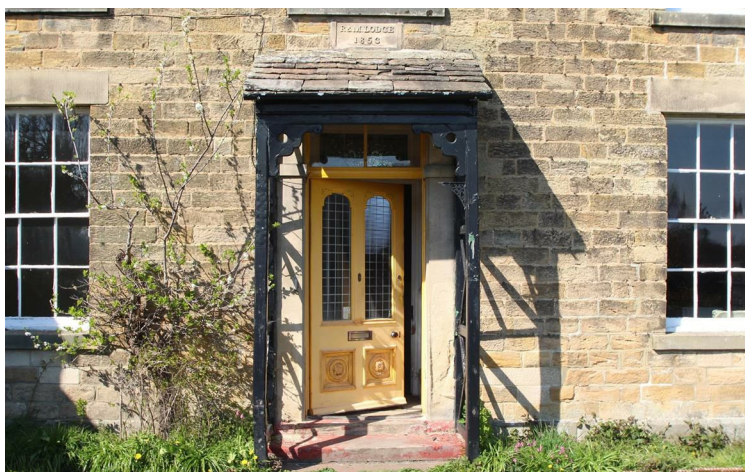
### Areas, Measurements and Other Information

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.

### Disclaimer

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.



Road Map



Hybrid Map



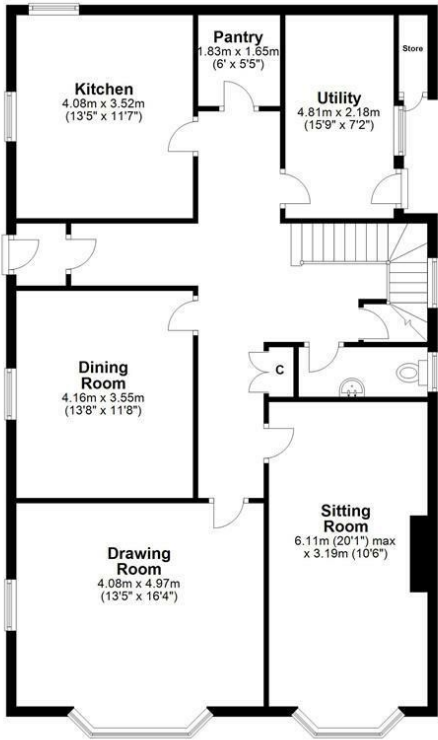
Terrain Map



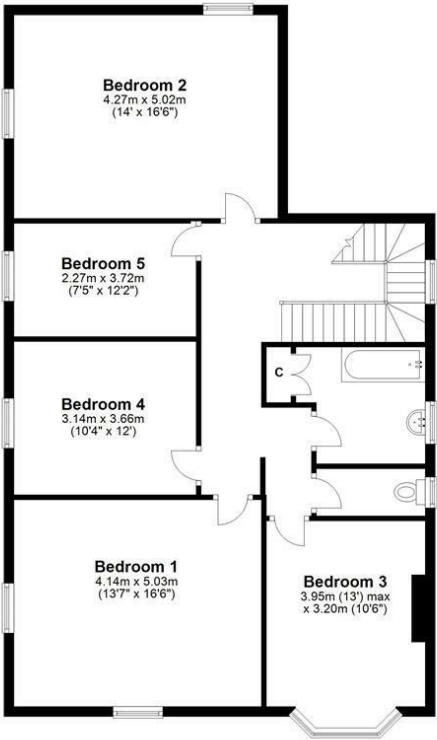
Floor Plan

Startforth Lodge  
Startforth

Total area: approx. 215.1 sq. metres (2314.9 sq. feet)



Ground Floor



First Floor

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

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

