



The Barn, Hurworth Moor, Darlington, DL2 1QL



A truly stunning and spacious **FOUR BEDROOM BARN CONVERSION** pleasantly positioned in the Hurworth Moor area which lies to the outskirts of Darlington. The barn stands on an excellent plot benefitting from a driveway and double garage allowing ample off street parking and the rear garden has been gravelled and laid to lawn overlooking fields, perfect for relaxing during those warmer months. Providing luxurious, versatile accommodation throughout presenting presence, style and charm accompanied by a wonderful, welcoming feel. This home has been carefully and sensitively renovated by the current owners to an extremely high standard which combines the original character of the barn with open beams and high ceilings with the benefit of an exacting standard of modern quality fittings. The property benefits from oil fired central heating, double glazing, an alarm system along with Oak flooring and internal doors. To the heart of the home is a spacious lounge with a high quality log burning stove and French doors opening to the well tended rear garden ideal for entertaining family and friends. There is also a delightful mezzanine floor enjoying views over the main reception room which is accessible via the fourth bedroom, which also has a useful w.c. Three well dressed double bedrooms are to the ground floor, the master enjoying en-suite facilities.

ASKING PRICE - £325,000



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The beautifully appointed luxury kitchen/breakfast room includes granite work surfaces, a range cooker and integrated appliances. There is a luxurious family bathroom with a roll top bath, add to what is an excellent amount of accommodation to the ground floor, set around an entrance hallway that gives a good first impression.

In brief the accommodation comprises: entrance hallway, useful utility room, lounge/dining area, kitchen/breakfast room, three bedrooms to the ground floor, master with en-suite, family bathroom/w.c., fourth bedroom to the first floor with a w.c. and small mezzanine floor overlooking the lounge. Externally there is a forecourt, driveway and garage to the front with generous garden to the rear.

ENTRANCE HALLWAY:

With Oak flooring, central heating radiator, inset lighting and open spindle balustrade leading to the first floor.

LOUNGE: 26'4x24'6 (8.03m x 7.47m) - Narrowing to 19'6

A fabulous and large scale reception room with open beams and eye catching feature log burning stove. There is Oak flooring, two windows enjoying views over the garden, two double glazed Velux windows allowing ample natural light, two central heating radiators, French doors also opening to the garden and space for dining (if required), French doors opening to:-

KITCHEN/BREAKFAST ROOM: 17'5x14' (5.31m x 4.27m)

A beautifully appointed quality kitchen with an excellent range of modern wall and base units with granite work surfaces, stainless steel sink unit and mixer tap, double glazed window and a central heating radiator, electric range cooker with hood, integrated appliances including fridge/freezer and dishwasher, inset lighting and tiled flooring.

UTILITY ROOM: 4'7x4'6

With granite work surfaces and plumbing for an automatic washing machine.

MASTER BEDROOM: 22'2x16'2 (6.76m x 4.93m) – overall

A beautifully dressed master bedroom with open beams, Oak flooring, French doors opening to the garden area and two central heating radiators.

EN-SUITE:

Comprising of a luxurious suite with double shower cubicle, wash hand basin, low level w.c., fully tiled walls and flooring and a chrome towel radiator.

BEDROOM TWO: 13'9x12'1 (4.19m x 3.68m)

With a double glazed window, open beams and central heating radiator.

BEDROOM THREE: 12'1x10'8 (3.68m x 3.25m)

With a double glazed window, open beams and central heating radiator.

FAMILY BATHROOM/W.C.

Comprising of a luxurious suite with a roll top bath, wash hand basin, low level w.c., opaque window, modern vertical central heating radiator and open beams.

FIRST FLOOR BEDROOM FOUR:

10'x9'5 (3.05m x 2.87m) – overall

With a double glazed window and central heating radiator. The fourth bedroom also provides access to the fantastic mezzanine floor overlooking the lounge and dining area.

EN-SUITE W.C.

Comprising of a wash hand basin, low level w.c. and tiled flooring.

EXTERNALLY:

The property stands on a good plot with a courtyard to the front along with a hard driveway allowing parking for multiple vehicles leading to a double garage with electric roller door, light and power. The garage stands in a block of three. There is also pedestrian side access to the rear garden which is considered a good size having been gravelled providing further parking also laid to lawn to be enjoyed during those warmer months.

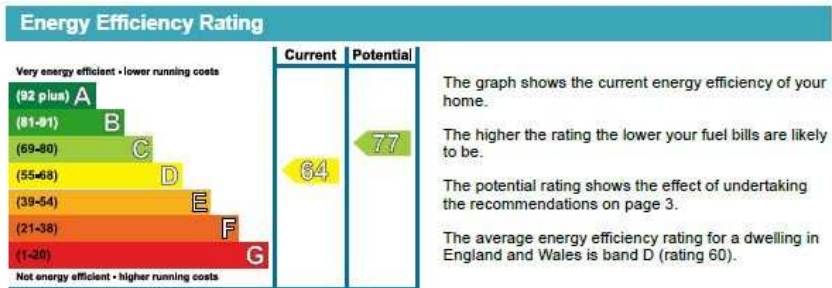




GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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