



GRADE II LISTED FAMILY HOME WITH EXCEPTIONAL LANDSCAPED GARDENS

SUNDIAL COTTAGE, 7 HAUGHTON GREEN
DARLINGTON, COUNTY DURHAM DL1 2DD

Freehold

savills



FAMILY HOME WITH LANDSCAPED GARDENS, 5/6 BEDROOMS, SPACIOUS RECEPTION ROOM. IDEALLY LOCATED ON THE OUTSKIRTS OF DARLINGTON.

**SUNDIAL COTTAGE, 7 HAUGHTON GREEN
DARLINGTON, COUNTY DURHAM DL1 2DD**

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Grade II Listed family home ♦ 5/6 bedrooms ♦ Spacious reception room ♦ Original period features ♦ Stunning gardens ♦ EPC rating = Listed Building

Situation

Darlington town centre 2.5 miles, Stockton on Tees 9.5 miles, Durham 20 miles, Newcastle 35.5 miles, York 57 miles.

Located on the outskirts of Darlington in the pleasant village of Haughton overlooking the village green, the property occupies a central yet private location with easy access to Darlington town centre where local amenities and professional services can be located. For the commuter, the A1, A19 and A66 provide links with other major commercial centres of the region, with Darlington train station providing excellent links to London and Edinburgh along the East Coast mainline railway. This is complemented by both Newcastle and Durham Tees Valley International Airports, offering further communications with the rest of the country and overseas.

Description

Sundial Cottage forms part of a stunning Grade II Listed terrace central to Haughton village, this quiet special property is beautifully presented throughout and offers spacious and extensive family accommodation with original period features. The original cottage was extended in the 18th C resulting in a sizable property that is unexpected from the front. Externally the property has stunning gardens that have been landscaped. Great care clearly has been taken over the design, with paved and gravelled patios positioned throughout the garden allowing enjoyment of the garden throughout the day.

Accommodation

The front garden is approached through a wrought Iron gate onto the paved path which leads to the front door. Interestingly the main door then leads into a side passage that runs the length of front part of the property providing access to the rear garden and the internal main door. The main door leads into the Entrance Hall positioned to the rear of the two traditional formal reception rooms at the front of the property with the staircase to the first floor directly ahead. The living room through the first door on the right has an original cast iron feature fireplace, a Georgian sash window overlooking the front garden and an interconnecting door leading through to the dining room which



enables both the sitting and dining room to be used as one larger space for entertaining.

The dining room which is also accessed from the hall has a true sense of history and character with again the Georgian sash window to the front and an original open grate fireplace with decorative surrounds, a wonderful feature of this great space. Beyond the dining room the hallway leads past the cloak room and ground floor shower room / WC to the kitchen, which is central to the extended rear of the property. The large kitchen has a central Aga designed into the former Inglenook fireplace, wall and base kitchen units with granite and beech wood work surfaces in which integrated sink and drainer, electric oven and plumbing for appliances are all designed. The kitchen has a glazed extension which offer views down the garden from the sink area and opens out onto a paved courtyard area through double French doors. The back kitchen/utility room is beyond the kitchen and has plumbing for appliances, a Belfast sink, spacious fitted cupboards, an original cast iron cooking range and door to the rear garden.

The sitting room at the back of the property, which was at one time a stable building and has an oak beamed ceiling, enjoys the best of the garden views. It has double French door out to the courtyard and a folding ladder and hatch access to the loft. The loft space has been designed into the eaves of the extension. This space is currently used as an office and offers scope for many possible uses.

The first floor landing has split levels with the original landing leading up onto the back landing level. The Master bedroom to the front of the property is a generous size that has a feature fireplace with decorative surround and fitted wardrobes. The second bedroom alongside the master is a spacious double bedroom overlooking the front garden. The smaller bedroom at the top of the staircase has a Yorkshire sliding sash window to the rear and would also be ideal for a study, nursery or child's bedroom. The family bathroom is accessed from the second level of the landing and comprises a 4 piece bathroom suite with a bath, wash hand basin, bidet and WC. The bathroom has a large airing cupboard and a Yorkshire sliding sash window to the side.

From this second level there are two further bedrooms with the first providing access to the second. From this second level there are two further bedrooms, the first providing access to the second. Both are spacious doubles with fitted wardrobes and period fireplaces. The second bedroom has a private en-suite that comprises a 4 piece suite.

Services

Mains electricity, water, gas and drainage are all connected.

Date of information

Particulars prepared - January 2017 Photographs taken - January 2017

Tenure:

Freehold

Viewing:

Strictly by appointment with Savills





7 Houghton Green, Darlington

Approximate gross internal area 3150 sq ft - 292 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.

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