

country properties  
village properties  
town homes  
barn conversions  
building plots

NICK & GORDON  
**CARVER**  
RESIDENTIAL



**Barmpton, Darlington, DL1 3JG**

**Asking price £295,000**

**NO ONWARD CHAIN**

A fantastic opportunity to purchase this unique, quirky cottage, located within a quiet hamlet upon a sizeable plot, benefiting from a woodland area measuring up to 0.58 acres. The property has undergone a significant amount of improvement by the current owner to include new roof, windows and central heating system. The internal accommodation is in good decorative order and briefly comprises entrance hallway, WC, open plan kitchen/breakfast room, living room, further utility space, three double bedrooms, en-suite shower room and additional shower room. Externally the property has a large amount of off street parking and is set on an extremely spacious plot, which has been divided into several areas including lawn area and vegetable gardens. There is fenced and gated access through into the woodland.



[www.carvergroup.co.uk](http://www.carvergroup.co.uk)



## GENERAL INFORMATION

Oil Central Heating  
Double Glazing  
Council Tax Band B

## ENTRANCE HALL

12'8" x 5'0" (3.85 x 1.53)

Composite entrance door with UPVC obscure glazed leaded windows to the side opening into entrance hall with ceramic tiled flooring and open plan aspect through into the kitchen.

## WC

3'3" x 4'2" (0.98 x 1.28)

Ceramic tiled floor and walls, low level WC, ceramic wash hand basin and leaded obscure double glazed window.

## KITCHEN/BREAKFAST ROOM

11'5" max x 16'2" max (3.47 max x 4.92 max)



A fantastic space fitted with a range of quality wooded floor and wall mounted units and large Rangemaster oven with ceramic tiled splashback. Inset double ceramic Belfast sink. Beautiful views through the fully double glazed leaded patio doors opening to the rear patio area.

## LIVING ROOM

16'1" x 16'5" (4.90 x 5.01)



A fantastic, spacious reception room with Inglenook style fireplace together with multi-fuel burning stove. Windows to the front and rear elevations.

## UTILITY ROOM

9'11" x 10'10" (3.02 x 3.30)



Having a large range floor and wall mounted units, windows to the front and rear. Composite door opening to the side elevation, contrasting work surfaces and stainless steel 1½ bowl drainer sink.

## HALLWAY

Steps down from the kitchen into a long hallway which leads to the remainder of the property. Three UPVC double glazed windows to the rear.

## BEDROOM ONE

8'8" x 14'7" into wardrobe (2.63 x 4.44 into wardrobe)



A good sized double bedroom with UPVC double glazed window to the rear and built-in fitted wardrobes.

### EN-SUITE

4'1" x 10'6" (1.24 x 3.19)



Ceramic tiled floor and fully ceramic tiled walls, low level WC, pedestal wash hand basin and corner shower with electric shower unit. UPVC double glazed windows to the side and front elevations.

### BEDROOM TWO

14'2" x 9'6" (4.33 x 2.90)



A further double bedroom with window to the front elevation.

### BEDROOM THREE

11'7" x 9'6" (3.52 x 2.90)

Again a double bedroom with window to the front elevation.

### SHOWER ROOM

6'7" x 4'1" (2.00 x 1.24)

A useful additional shower room with ceramic tiled walls, ceramic wash hand basin and corner shower cubicle. Window to the front elevation.

### EXTERNALLY



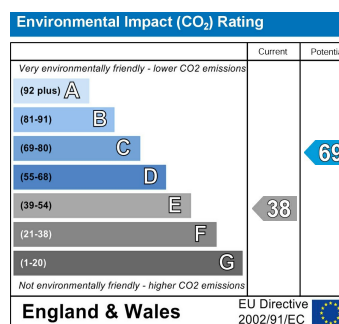
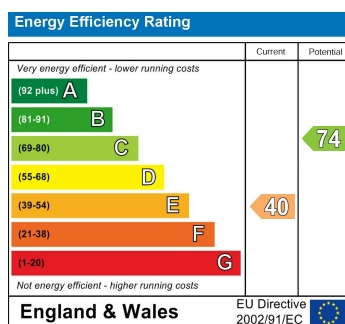
A large block paved area provides parking for several vehicles leading towards the timber garage block and steps down to a patio area to the side and rear. Path to the front of the property. The remainder of the plot to the front is laid to lawn with large vegetable plot and greenhouse. Gated access to the large area of woodland to the rear, which backs onto the river Skerne.



# Ground Floor



Sketch Plan: Not To Scale. For Illustrative Purposes Only. Produced by Carver Building Surveyors.  
Plan produced using PlanUp.



**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)