



# BLACK THATCH BARN

Stanley Crook, County Durham, DL15 9AP





# BLACK THATCH BARN

STANLEY CROOK, COUNTY DURHAM, DL15 9AP

A VERSATILE, DECEPTIVELY SPACIOUS & IMMACULATELY PRESENTED BARN CONVERSION WITH THE OLDEST PART BEING THE GRANARY, DATING BACK TO 1633. BLACK THATCH BARN IS NESTLED IN A QUIET, RURAL YET ACCESSIBLE LOCATION WITH VIEWS OVER ADJOINING COUNTRYSIDE AND IS SET ON A TOTAL PLOT SIZE OF APPROXIMATELY 4.4 ACRES, INCLUDING STABLING AND THREE PADDOCKS.

## Black Thatch Barn Ground Floor Accommodation

Entrance Hall • Dining Kitchen • Dining Room • Living Room • Study • WC/Cloakroom  
Utility Room • Double Bedroom • Laundry/Bedroom Four • Bathroom

## Black Thatch Barn First Floor Accommodation

Master Bedroom • Dressing Room/Bedroom Three • Bathroom

## Cottage

Open Plan Living Kitchen • Dressing Room/Dining Room • Shower Room • First Floor Double Bedroom

## Externally

Large Garden, Orchard and Separate Allotment • Block Paved Driveway  
Three Paddocks (3.6 Acres) • Stables/Tack Room/Hay Store



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

Tel: 01833 637000

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

[barnardcastle@gscgrays.co.uk](mailto: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



### Situation

Located in an idyllic setting with uninterrupted views to the South and in a secure community of just five other properties, is Black Thatch Barn. Durham is 8 miles, Bishop Auckland is 8 miles, Chester le Street is 14 miles and Newcastle Upon Tyne is 20 miles (please note all distances are approximate).

### Ground Floor Accommodation

The property is entered into the entrance hall with doors leading off to the principal rooms. The dining kitchen is a good-sized entertaining space with a vaulted, exposed beam ceiling. The current owners have added a new fitted kitchen which is in immaculate condition and offers a variety of gloss wall and base units, composite work surface, double Belfast style sink with 2 in 1 boiler tap and the following integrated appliances: dishwasher and Hotpoint microwave oven. There is space for an Aga style cooker (the Aga at the property is for sale by separate negotiation) and space for an American fridge/freezer. There is also a large larder cupboard, two double glazed windows overlooking the driveway and double patio doors opening onto the central courtyard.

Beyond the dining kitchen is the utility room comprising of fitted wall and base units, sink with mixer tap and draining board and plumbing for two washing machines.







Also projecting off the entrance hall is a study, WC/washroom and dining room. The dining room is a characterful reception room with an exposed, vaulted beam ceiling, exposed stone wall with three barn style slit windows, a double glazed window looking onto the garden and fields beyond and double patio doors opening onto the central courtyard.

Beyond the dining room is the stunning living room which has an impressive high beamed vaulted ceiling, four double glazed windows to dual aspects, double patio doors opening onto the garden and a wood burning stove, set in a large stoned surround and hearth.

A hall leads off from the dining kitchen to access the bedrooms and bathrooms, which are divided between the ground floor and first floor. The first room reached is a house bathroom, which serves the ground floor bedrooms and comprises of a free-standing bath, walk-in wet room style shower area, concealed cistern WC, hand washbasin, heated towel rail, obscure double glazed window, tiled walls and tiled flooring. Also, at ground floor level are two bedrooms, one of which is a double room which is dual aspect with two windows. The second bedroom, utilised by the current owners as a laundry room, enjoys two double glazed windows overlooking the central courtyard and fitted base units, providing space for a condensing dryer. Should a purchaser wish to return this



room to a bedroom, the only alteration required would be the removal of the fitted units.

#### First Floor Accommodation

At first floor level there are a further two bedrooms and bathroom. The master bedroom is a good-sized double bedroom with a vaulted, exposed beam ceiling, a hatch opening to a storage void and double glazed windows to dual aspects. The fourth and final bedroom is being utilised as a dressing room and includes a variety of fitted wardrobes and drawers along with a beamed ceiling, two storage void cupboards and double glazed windows to dual aspects. The bathroom comprises of a bath with shower over, pedestal wash handbasin, WC, obscure double glazed window and tiled walls and tiled flooring.

#### Cottage

A detached, one bedroom cottage, located on the opposite side of the drive to the main barn conversion. The cottage is entered into the open plan living/kitchen which is compact yet offers everything required for extended family/friends. Leading off from here is a shower room and dressing room/dining room. Stairs rise up to the first floor where a double bedroom is found.





Cottage

### Externally

Beside the cottage are a range of Hodgson's timber built stables, comprising of two loose boxes, an open fronted hay store and a tack room/store.

The garden is rather large and includes a sweeping lawn, mature trees and shrubs along with an orchard and separate allotment with water and greenhouse.

Beyond the garden, there are three paddocks in total, all of which are enclosed by fenced boundaries and enjoy the benefit of a water supply to each paddock. One paddock benefits from a timber field shelter. The three paddocks total approximately 3.6 acres.

To conclude the external space on offer, there is a central courtyard garden accessed from the kitchen and dining room.

### Services

Mains electricity and water are connected. Oil fired central heating (both the barn and the cottage have a separate boiler, fuelled by the same oil tank). Private septic tank. All carpets new late September 2020.

### 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 F.

### Wayleaves, Easements & Rights of Way

Black Thatch Barn 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. There is a footpath which runs North to South, beyond the Eastern boundary of the property. The footpath is not within the curtilage of the property that GSC Grays are selling.

### Areas, Measurements & Other Information

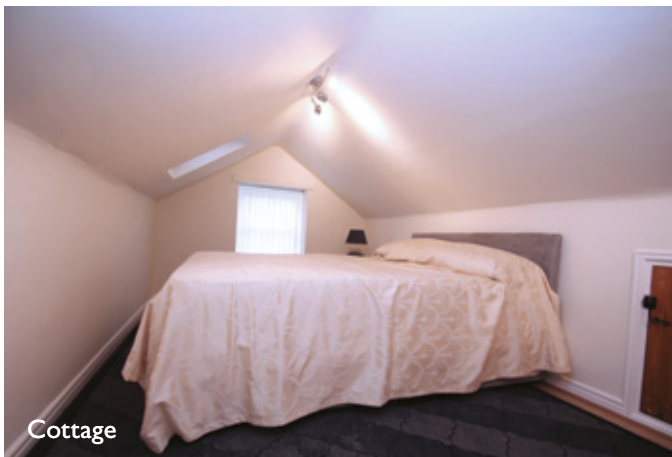
All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### Viewings

Strictly by appointment via GSC Grays.



Cottage

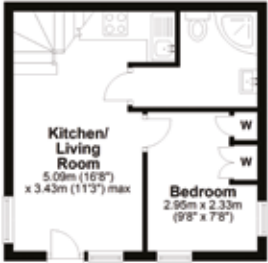


Cottage





Cottage



Ground Floor



First Floor

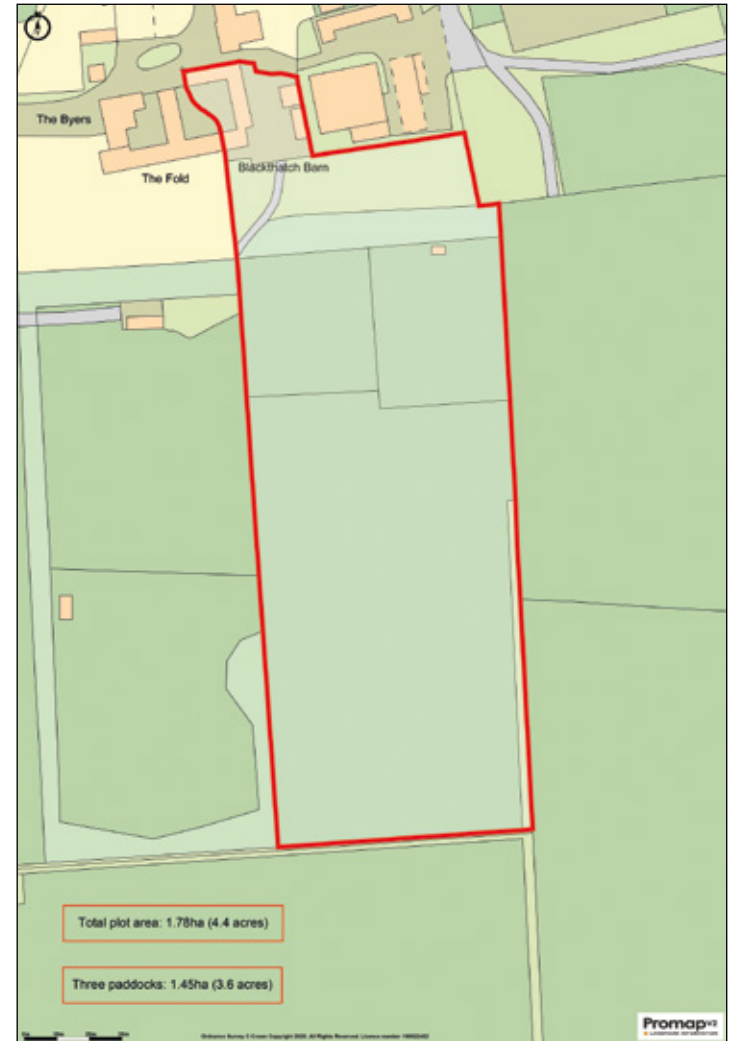


Ground Floor



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



Total plot area: 1.78ha (4.4 acres)

Three paddocks: 1.45ha (3.6 acres)

Fromap

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: December 2020  
Photographs taken: December 2020

