



## Lavender Barn Strawgate Lane, Darlington

Asking Price £550,000

- New Stone built barn conversion with development ongoing
- Rural location yet only three miles from Darlington town centre
- Elevated position with far reaching views across River Tees towards the North Yorks Moors in the distance.
  - Family accommodation extending to xxx sq m (xxxx sq ft)
- Large landscaped gardens with open aspect to east and west
  - Potential to influence final kitchen, bathroom fittings etc
  - Practical Completion planned for October 2024

PLEASE NOTE IMAGES OF THE PROPERTY ARE FOR ILLUSTRATIVE PURPOSES ONLY





# Lavender Barn Strawgate Lane, Darlington

## Location

Stable Cottage is one of a limited number of properties to be developed on a farm where a number of dwellings already exist. The farm enjoys an elevated position offering views towards the North Yorkshire Moors in the east, Teesdale and Holmedale to the north and west. The property provides the benefits of rural living, close the amenities of Darlington, but with the security of near neighbours.

The property is ideally located to access the region's major communication routes;

- A1(M) (less than 5 miles)
- Darlington Railway Station (3 miles)
- Teesside International Airport (8 miles)
- Newcastle Airport (46 miles)

Stapleton is a pleasant village at the northern extremity of North Yorkshire, on the outside of a wide meander in the River Tees in the lower Tees valley. The surrounding area is characterised by the patchwork landscape created through mixed farming operations. The village benefits from a pub, the Bridge Inn, a children's nursery, Kids Planet High Bank and regular bus services running between Darlington and Richmond. Part of the popular Teesdale Way runs from Stapleton to Croft on Tees, running through the farm.

The wider region is the home to a number of most popular market towns including Yarm, Richmond, Northallerton and Bedale. Further afield, but all within easy reach, Teesside, Durham City, Newcastle, York and Leeds all provide further retail, commercial, and leisure facilities.

## Accommodation

The accommodation, as if typical of barn conversions, provides a unique layout a beautiful triple aspect, double height open plan kitchen, dining and living area, with feature oak truss, being a key feature. This is complemented by entrance hall, utility room, separate wc, two bedrooms and a bathroom to the ground floor. A dog leg staircase opens onto the first-floor landing with two suites each comprising bedroom, walk through wardrobes/dressing room and shower room.

Externally, there will be a private driveway leading to parking for at least three cars and a garden some 18m wide running the length of the house to the northern elevation. At the eastern end,

there will be a terrace providing access to the feature window into the main living accommodation.

## General Remarks

### ACCESS

Strawgate Lane, leading from the village, is an adopted highway almost the whole way to the property, save as to the last 50-60m (approximately). The vendors will provide rights of access over that stretch not adopted at all times and for all purposes appropriate for the enjoyment of a single residential property.

### SERVICES

The property will benefit from mains water and electricity. Oil fired central heating will be fitted. The property will be served by a private drainage system (Package Treatment Plant) in common with other properties with the running and maintenance costs shared.

### LAND

No additional land is offered for sale. The farm runs a DIY livery and there is a possibility of being able to rent stables/paddocks on that basis, potentially on a long term, by separate negotiation.

### MODE OF SALE

The property is offered for sale by private treaty. It is expected the property will be sold off plan during its development. Upon acceptance of an offer, a non-returnable (but deductible) reservation fee will be required. Thereafter, the normal 10% deposit would be required on the exchange of contracts.

### PURCHASER OPTIONS

Upon acceptance of offer and payment of the reservation fee, the vendors will enter discussions with the purchaser regarding any specific amendment to the proposed internal fittings and potentially landscaping. The vendors can discuss the process with interested parties directly, potentially during viewing. Any amendments increasing costs will be reflected in the contract.

### VIEWING

The property is under construction. As such, only accompanied viewings can take place will be necessitate all parties being required to wear appropriate Personal Protective Equipment, including suitable footwear.

