



## AN OUTSTANDING 5 BEDROOM BARN CONVERSION SET IN A FINE 1 ACRE SITE

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ROCKLIFFE FOLD, BLIND LANE,  
HURWORTH, DARLINGTON, COUNTY DURHAM, DL2 2JB

Freehold

savills







## LOCATED IN THE DESIRABLE VILLAGE OF HURWORTH AND OFFERING AMPLE CHARM AND CHARACTER

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DARLINGTON, COUNTY DURHAM, DL2 2JB

### Freehold

5 bedrooms ♦ Utility room ♦ Drawing room ♦ Snug ♦  
Galleried landing ♦ Extensive landscaped gardens ♦  
Courtyards ♦ Covered parking ♦ EPC rating = D

### Situation

Darlington 4 miles, Northallerton 12 miles, Teesside 17 miles, Durham 27 miles, Newcastle 42 miles, York 45 miles.

Hurworth on Tees is one of the most sought after villages in the district and Rockcliffe Fold is situated off Blind Lane, within 1 mile of the village centre which offers good local amenities including the renowned Bay Horse dining pub and restaurant, schools, shop and Post Office and is very well placed for easy access to the market towns of Darlington, Northallerton and Yarm.

Communications are excellent with easy access to the regional road network, including Junction 56 of the A1(M), Darlington's East Coast mainline railway station and Durham & Tees Valley Airport. Newcastle and Leeds Bradford International airports are also within easy travelling distance. The house is close to Rockcliffe Hall, the only 5\* hotel resort in the North of England and with an international standard golf course, home to the English Senior Open.

### Description

This exceptional barn conversion with its imaginative use of space and light creates a charming house, full of interest and character with bright, airy and pleasant accommodation taking full advantage of the height and scale of the original farm buildings. The house is very well presented with comfortable living spaces all in good decorative order for immediate living.

Access from the east courtyard leads to a good entrance hall with an adjoining cloakroom with WC and to a further conservatory hallway with access to the inner courtyard to the west.

A very comfortable drawing room enjoys outlooks over the gardens and the west courtyard and has exposed roof timbers and a brick chimney piece. There is a cosy living room/snug and a very fine dining room raised above the hallway and open to the eaves. The kitchen/breakfast room is situated in the former Gin Gang and is beautifully appointed, including an Aga range and has some impressive roof timbers and outlooks to the east courtyard. A very generous and well-appointed utility room/secondary kitchen adjoins and has access to the carport and east courtyard.





There are 5 spacious bedrooms with a modern contemporary Jack & Jill en suite connecting bedrooms 4 & 5. On the first floor is a galleried landing overlooking the dining room and leading to the master bedroom and a comfortable bathroom with bath, twin hand basins, shower cubicle and WC.

#### Externally

The house is approached via an extensive courtyard with an adjoining 3 car covered carport and a useful outside store house. A lovely paved inner courtyard to the west also has a covered area with outlooks towards the gardens and the golf course and an excellent and spacious adjoining garden store.

The whole site extends to a little over 1 acre and a feature of the property is the large, landscaped gardens and orchard offering a good degree of privacy and mainly laid to lawn with well stocked borders, mature hedging and trees.

#### General Information

##### Services

Mains electricity and water (sub-metered) are connected. Drainage is to a shared off site private facility. There is oil fired central heating and double glazing.

Photographs taken - Summer & Dec 2018

Particulars prepared - Dec 2018

##### Rights of Way

Blind Lane is an adopted roadway. The property has full access rights over the access from Blind Lane, forming part of Rockcliffe Farm, subject to a contribution towards maintenance, shared with other users.

##### Tenure:

Freehold

##### Local Authority:

Darlington Borough Council

##### Viewing:

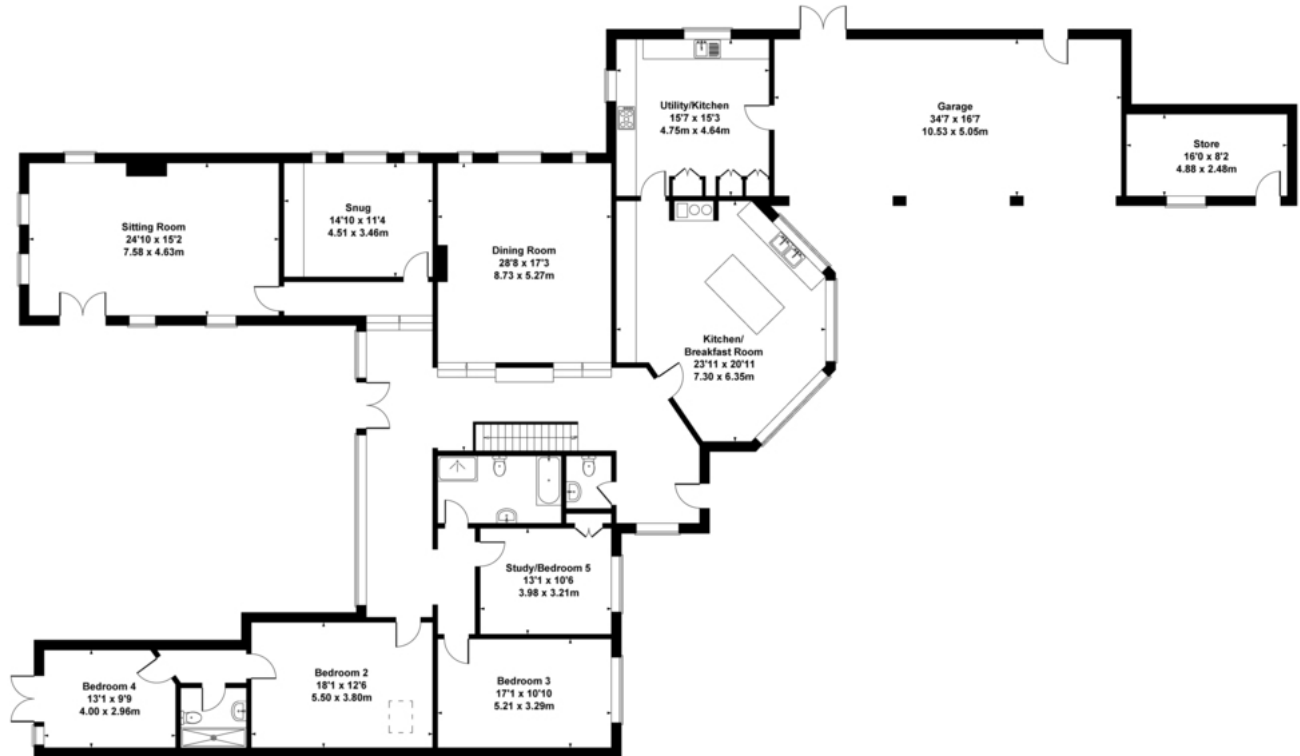
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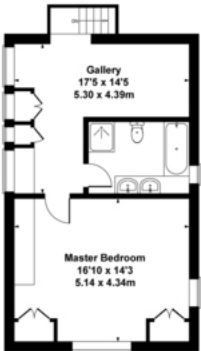




Rockcliffe Fold, Blind lane, Hurworth  
Approximate Gross Internal Area  
3563 sq ft - 331 sq m  
(Excluding Garage And Store)



Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, floors, windows, fittings and appliances, their  
sizes and locations, are approximate only. They cannot be regarded as  
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