



A SUPERB PERIOD PROPERTY DATING BACK TO 1858 IN A SOUGHT AFTER LOCATION

WEST THORNFIELD, THORNFIELD ROAD,
DARLINGTON, COUNTY DURHAM, DL3 9TQ

Freehold



A BEAUTIFUL PERIOD SEVEN BEDROOM PROPERTY WITH MATURE GARDENS AND GARAGE

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West End Location ♦ 2 Reception Rooms ♦ 7 Bedrooms ♦
2 Bathrooms ♦ Gardens ♦ Garage ♦ EPC rating = D

Situation

Yarm 12 miles, Durham 20.5 miles, Newcastle 36 miles, York 50 miles

The property is located in a much sought after West End location which is within walking distance of Cockerton Village and the town centre, local shops, amenities and excellent local schools.

For the commuter the A66, A1 North/South provide links with the major commercial centres of the region. Darlington has an excellent rail network via the East Coast mainline which gives access to London and Edinburgh. This is complemented by Durham Tees Valley, Newcastle International and Leeds Bradford Airports offering further communications with the rest of the country and overseas.

Description

West Thornfield is an historically important house in the history of Darlington. It was built for John Marley who discovered iron ore seams at Eston, and is one of the earliest of the town mansions. His coat of arms can be seen beside the original front door. The property is a well presented and spacious period family home in a sought after location with mature gardens and garage.

The double drive with gated entrance leads into the enclosed gardens which are mainly laid to lawn.

An impressive reception hall with original hardwood entrance door leads into a most welcoming snug with shaped corning, period fireplace and multi fuel stove and fitted storage into the alcoves. Leading into the main reception hall with a superb open spindle and baluster staircase which leads to the first and second floors. The drawing room is a most impressive reception room with high ceilings and original corning, a period fireplace with wood burning stove and enjoying views across the gardens. The dining room has a large walk in bay window giving good natural light, an impressive period fireplace with cast iron and tiled iron inset. The kitchen breakfast room is fitted with an excellent



range of wall and floor units with ample contoured work surfaces and part tile surrounds, a range of integrated appliances including gas hob, electric oven, extractor hood and dishwasher, there is an island unit with breakfasting area, Amtico flooring and door leading through to the utility, pantry and access to the garage.

The first floor landing leads to four double bedrooms, one of the bedrooms could be adapted as a children's playroom, there is also a family bathroom. The fully tiled bathroom comprises of corner bath, wash hand basin, low level wc and shower cubicle. There is also an additional separate wc.

To the second floor is a further three double bedrooms with charming exposed beams and original features, one bedroom has the benefits of en-suite facilities. The long landing is very versatile and can be used as an additional study/exercise area.

Outside the gardens are mainly laid to lawn with mature shrubs.

General Information

Electric, gas, water and drainage are all connected to the mains.

Particulars prepared - August 2017

Photographs taken - July 2017

Tenure:

Freehold

Local Authority:

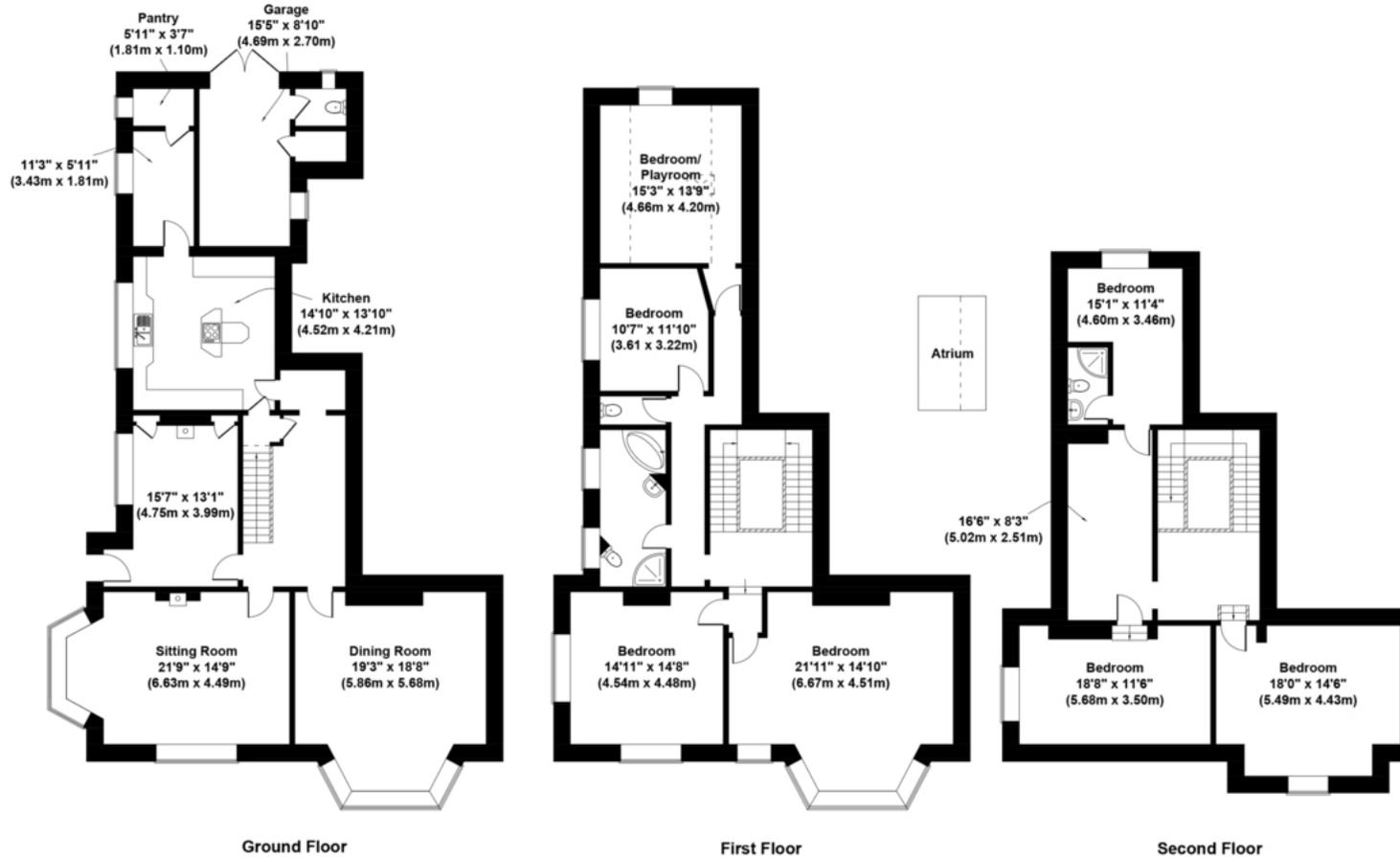
Darlington Borough Council

Viewing:

Strictly by appointment with Savills



1 Thornfield Road, Darlington



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.

Produced by Potterplans Ltd. 2017

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Darlington
Melissa Lines
darlington@savills.com
01325 370500

savills.co.uk