



# OUTSTANDING 5 BEDROOM BARN CONVERSION

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

Freehold









Sitting room, snug and dining room • kitchen breakfast room • utility room • 5 bedrooms • 3 bathrooms • covered parking • extensive landscaped gardens and courtyards • in all about 1 acre

#### Local information

Rockcliffe Fold is a mile from Hurworth, a sought after village close to Darlington (5 miles). The village offers good local amenities including The Otter and Fish, The Comet, Emmerson Arms and The Bay Horse pub and restaurant, a primary school and secondary school (to 6th form), a shop and Post Office. The market towns of Northallerton (14 miles) and Yarm (10 miles) offer more local amenities. Rockcliffe Hall, on the edge of the village, is a 5\* hotel with a championship golf course and spa.

There is easy access to Junction 56 of the A1(M) (11 miles), Darlington's East Coast mainline railway station and Durham and Tees Valley Airport (7 miles). Newcastle International Airport is 47.5 miles away.

#### About this property

This exceptional barn conversion, with its imaginative use of space and light, is full of character, with bright, airy and flexible accommodation.

There is a generous sitting room overlooking the garden with doors onto the terrace, exposed roof timbers and a brick chimney piece, adjacent is the snug and dining room which is raised above the hallway and open to the eaves. The kitchen/breakfast room is situated in the former Gin Gang and is beautifully appointed, with an Aga range and impressive roof timbers. The generous utility room adjoins,

and has direct access to the car port.

There are up to five bedrooms, two linked, sharing a shower room. On the first floor there is a galleried landing overlooking the dining room and the master bedroom and bathroom.

The house is approached via a gravelled driveway with an adjoining three bay carport and useful outside store. There is a sheltered courtyard with a covered area to the west ideal for entertaining.

The whole site extends in all to about 1 acre with landscaped gardens and an orchard, and is mainly laid to lawn with well stocked borders, mature hedging and trees.

Please note all distances are all approximate. Photography taken summer and Dec 2018.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills



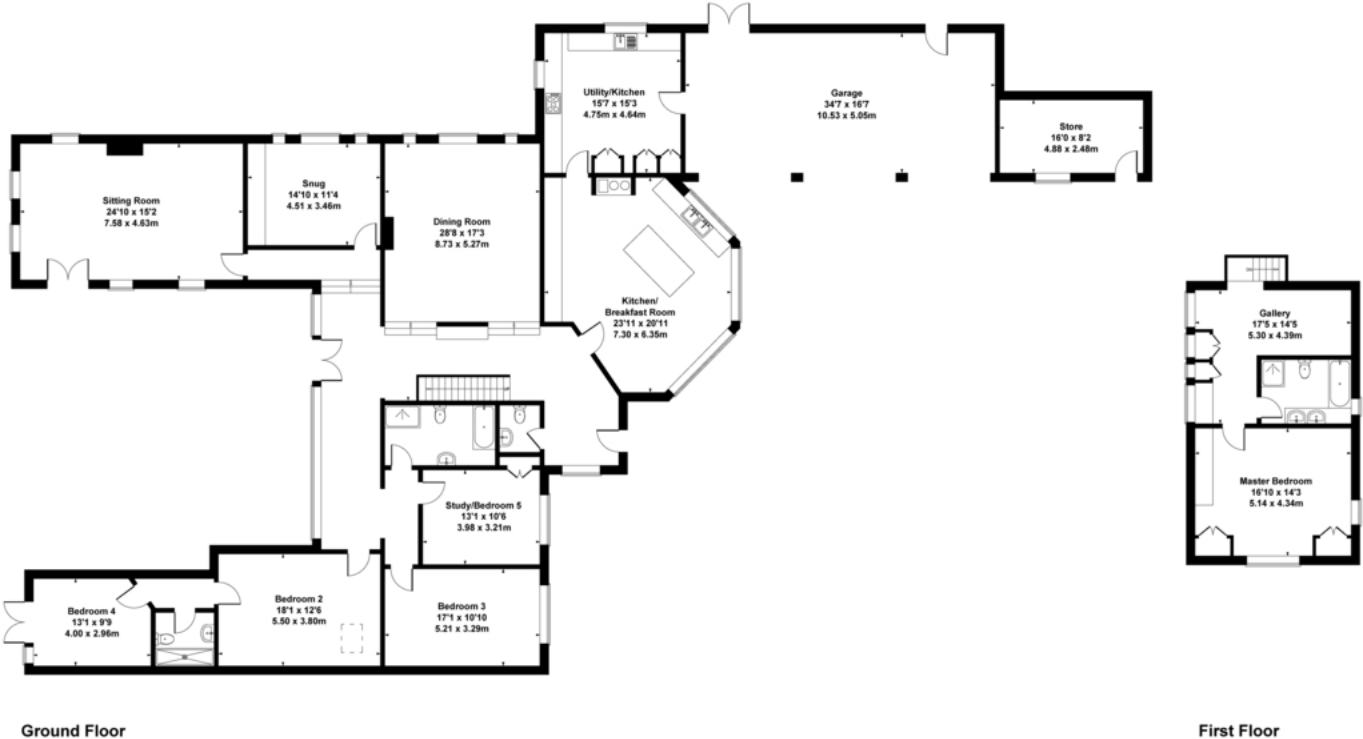




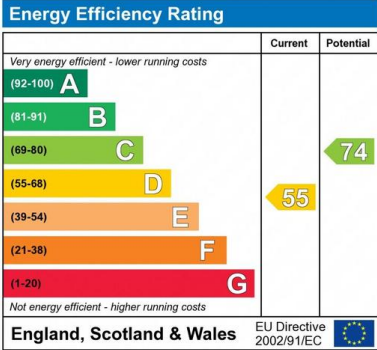




Rockliffe Fold, Blind lane, Hurworth  
Approximate Gross Internal Area  
3563 sq ft - 331 sq m  
(Excluding Garage And Store)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their  
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