



## AN EDWARDIAN DETACHED HOUSE WITH STUDIO APARTMENT AND GARAGES

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HOLLINGCROFT, ROMALDKIRK,  
BARNARD CASTLE, COUNTY DURHAM, DL12 9EL

Freehold



## A HANDSOME EDWARDIAN VILLA ENJOYING SUPERB VIEWS OVER ROLLING COUNTRYSIDE

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**Freehold**

Three double bedrooms ♦ Two bathrooms ♦ Kitchen/breakfast room ♦ Studio apartment/holiday let ♦ Garaging for 4 vehicles ♦ Gardens ♦ EPC rating = C

### Situation

Barnard Castle 6 Miles, Darlington 21.8 miles, Durham 28.8 Miles, Newcastle 39 Miles York 65.1 Miles,

Located on the edge of the desirable village of Romaldkirk which has attractive village greens, two pubs including the renowned 'Rose & Crown' which is an 18th Century coaching inn. Romaldkirk offers the ideal base to explore the Upper Teesdale and the Yorkshire Dales and its stunning scenery. The nearby village of Cothelstone has a primary school (rated outstanding by Ofsted in 2013). The larger market towns of Barnard Castle, Darlington and Richmond provide a wider range of shopping and leisure facilities.

For the commuter the A66 and A1 provide links with the major commercial centres of the region. Darlington train station provides excellent links to London and Edinburgh along the east Coast mainline. This is complemented by Durham Tees Valley, Leeds/Bradford and Newcastle International airports offering further communication with the rest of the country and overseas.

### Description

Hollincroft was built in 1908 and is a well presented Edwardian villa which retains many period features. The property has been upgraded over recent years and the addition of Solar Panels and a Tesla powerwall make the house extremely efficient to run. There is underfloor heating to the ground floor and cavity wall insulation.

A good entrance porch which has the original ceramic tiled floor and ample space for cloaks/storage also gives access to a utility room and the main reception hall. The hall is spacious and gives access to the principle rooms and an impressive Conservatory to the front of the house. The sitting room is well proportioned with shaped cornicing to the ceiling, moulded picture rail, walk in bay window with sash windows with lovely views over open countryside, oak flooring and an impressive marble fireplace with open fire. The dining room has a feature marble fireplace with wood burning stove, sash windows, shaped cornicing to the ceiling and oak flooring. The kitchen/breakfast room is fitted with a modern range of free standing and wall mounted units with timber work surfaces, inset ceramic sink with mixer tap, electric hob, double oven and



extractor hood, plumbing for dishwasher, ceramic tiled floor and space for fridge/freezer. A boot room and cloakroom complete the ground floor accommodation.

To the first floor a spacious landing gives access to three double bedrooms all enjoying views over rolling countryside, the master bedroom has an en-suite shower room with a white suite. The house bathroom has a free standing bath with claw feet and shower mixer attachment, pedestal wash hand basin, low level w.c. and ceramic tiled floor. The attic is fully insulated and offers additional storage.

Externally

The property is approached by timber double gates which give access to a gravelled drive providing off road parking and leading to a large detached garage with electric door and workshop.

The Hay Wain is a delightful timber constructed building with two separate garages with timber double doors and an electric car charging point. An external timber staircase gives access to a self-contained studio apartment which is well equipped and presented and is currently used as a holiday let. Comprising an open plan lounge/bedroom/kitchenette with underfloor heating and a shower room. The gardens are well kept and stocked with a variety of plants and shrubs, lawned areas and a pond. An attractive enclosed stone flagged patio area is secluded and an ideal area for alfresco entertaining.

Mains electricity, water and drainage. Oil and electric central heating via radiators and underfloor heating.

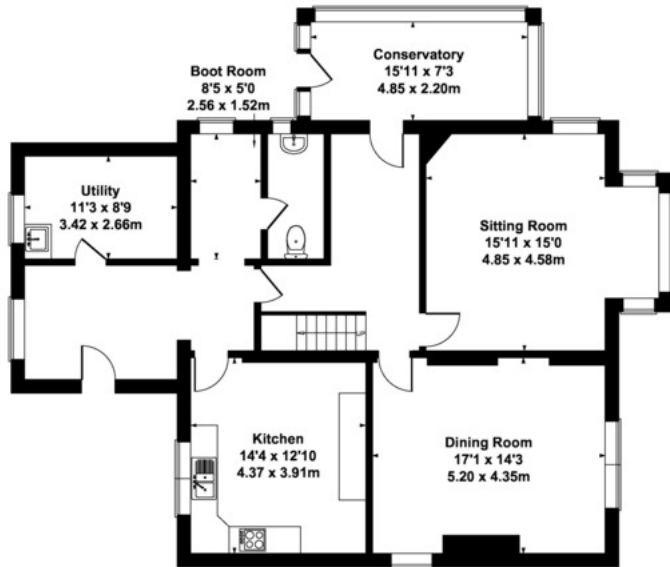
Particulars prepared: February 2019 Photographs taken: February 2019

**Viewing:**

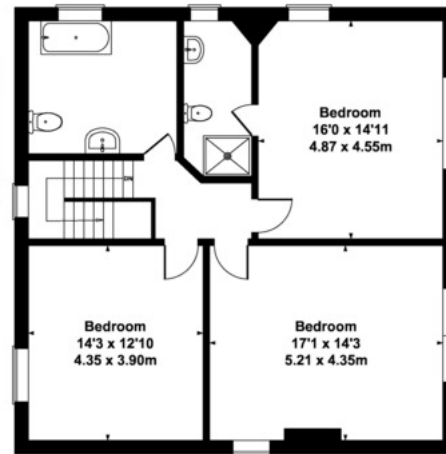
Strictly by appointment with Savills



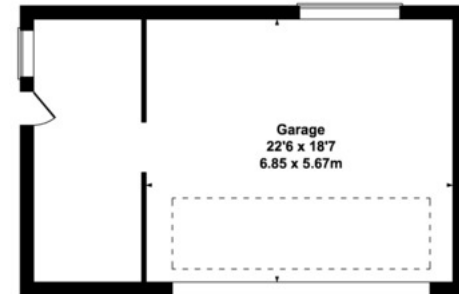
**Hollincroft, Romaldkirk**  
 Approximate Gross Internal Area  
 Main Hosue - 262 sq. metres (2820 sq. feet)  
 Outbuilding - 65 sq. metres (695 sq. feet)  
 Total - 327 sq. metres (3515 sq. feet)



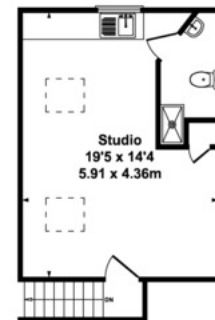
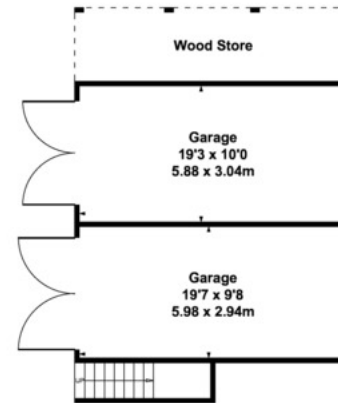
Ground Floor



First Floor



Outbuilding Ground Floor



First Floor

**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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	