



BEAUTIFUL BARN CONVERSION WITH OPEN PLAN STYLE LIVING AREA AND GARDENS

THE WHEELHOUSE,
DALTON ON TEES, DARLINGTON, COUNTY DURHAM, DL2 2NT

Freehold





SPACIOUS FOUR BEDROOM BARN CONVERSION WITH GARDENS

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Village location ♦ Four en-suite bedrooms ♦ Stunning
kitchen/breakfast room ♦ Gardens ♦ Garage and off road
parking ♦ EPC rating = C

Situation

Darlington 5 miles, Yarm 11 miles, Northallerton 11.5 miles, Richmond 12.5 miles, Durham 25.5 miles.

Located in the popular village of Dalton-On-Tees which has a village pub and a regular bus service. The nearby villages of Croft and Hurworth have a wider range of facilities including Doctors surgery, pubs, convenience store and post office, pubs and restaurants. There is a primary school in Croft and secondary schools in Hurworth and Richmond.

For the commuter the A1 (M) and A66 provide links with the major commercial centres of the region, with Darlington train station providing excellent links to London and Edinburgh along the East Coast mainline railway. This is complemented by Newcastle International, Leeds Bradford and Durham Tees Valley airports offering further communications with the rest of the country and overseas.

Description

The Wheelhouse is a superb barn conversion which is beautifully presented throughout. The property has a spacious open plan style living area with good natural light throughout and four good sized double bedrooms all with en suite facilities. The property would appeal to a variety of purchasers due to the flexible layout.

A good entrance porch with stone flooring leads into an open plan living/ dining area which is particularly spacious. There is a recessed wood burning stove and timber mantle, stone flooring with underfloor heating, open plan staircase leading to a first floor galleried landing/study area, an understairs storage cupboard and cloakroom leading off, double doors lead into The Wheelhouse.

The original Gingang is a superb feature to the house and is light and airy and enjoys views across the gardens, there are French doors which lead into the garden, a solid oak flooring and vaulted ceiling.



The large kitchen/breakfast room is the real hub of the house with an excellent

including range style cooker, extractor hood, dishwasher, wine cooler, coffee machine and microwave, an island unit with ample space for informal dining creates a lovely breakfast area, feature glazed windows add additional natural light, stone flooring with underfloor heating and a door leading through into the utility room. The utility is fitted with a range of wall and floor units, the central heating boiler and stone flooring with underfloor heating.

There are two good double bedrooms to the ground floor. The master bedroom is fitted with an excellent range of wardrobes providing ample hanging and storage space and leads into a large en-suite bathroom which is fitted with a white suite comprising free standing roll top bath, separate walk in mains fed shower with body jets, pedestal wash hand basin, low level w. c. and Travertine stone flooring with underfloor heating.

The second bedroom was previously used as a granny flat and has wood laminate flooring, a breakfasting area kitchenette, wet room with underfloor heating and a vaulted ceiling.

To the first floor is a superb galleried landing with recessed study area with roof lights giving good natural light. There are two double bedrooms both with en-suite shower rooms.

Externally

A timber gated access leads into a large gravelled driveway/hard standing and there is a spacious garage.

The garden which extends to around 0.48 of an acre has been carefully landscaped and is well stocked with flower beds, borders and a good selection of trees to create a degree of privacy.

General Information

Oil central heating, mains water, electric and drainage.

Particulars prepared - May 2019

Photographs taken - May 2017

Tenure:

Freehold

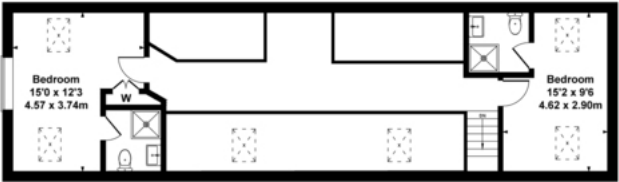
Viewing:

Strictly by appointment with Savills

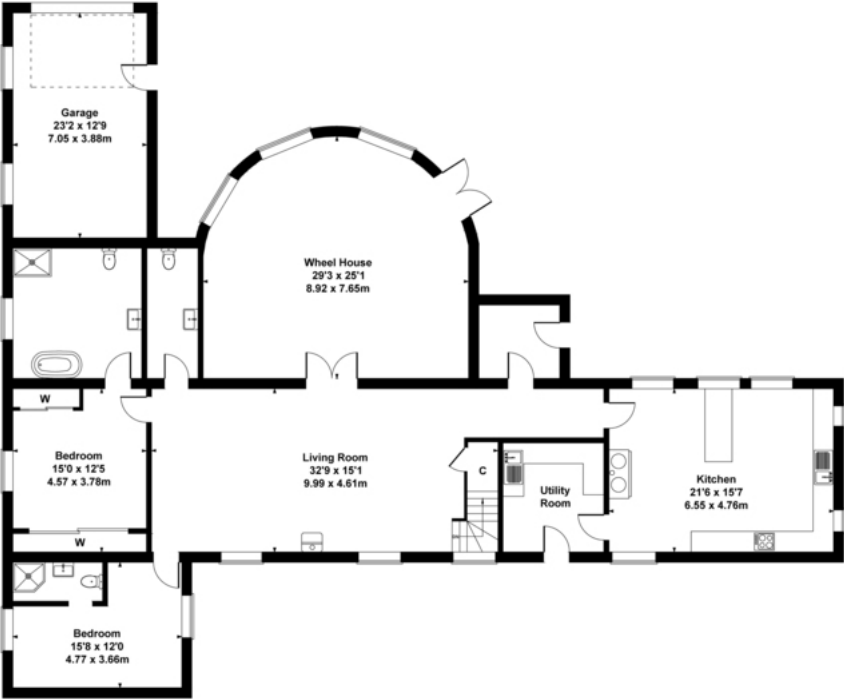




The Wheelhouse, Dalton On Tees
Approximate Gross Internal Area
3442 sq ft - 320 sq m



FIRST FLOOR



GROUND 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+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	