



Post Cottage Barningham, Yorkshire, DL11 7DU
Offers over £469,950

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BEAUTIFUL, JUST BEAUTIFUL: Landmark former Post Office & Drapers Shop of HUGE CHARACTER. Stunning Sitting Room with wood-stove, Kitchen/Dining Room (wood-stove), Study, Pantry, Utility-Store & WC. 3 Double Bedrooms, Bath/Shower Room & Landing-Snug. Very pleasant cottage gardens, 'STUDIO' & 2-vehicle off-street Parking. A SUPERB home ideal for entertaining & a great country get-a-way with lovely walks from the front door. NB: Air Source Heating.

HB: The Telephone Kiosk (K6) is village owned, is Grade II Listed & one of only two green telephone kiosks in the country.

Barningham is a picturesque conservation village with large village greens situated on the edge of Barningham Moor. There is excellent access to the A66 & the A1(M) at Scotch Corner (10 miles) with London Kings Cross (2 hours 20 minutes) from Darlington. In the village are The Milbank Arms* & Coghlans Classical Tearoom/Restaurant & Village Shop, a landowner's Stately Hall, an active Village Hall & a Church. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

*One of the last public houses in the country without a bar counter until one was fitted in 2018 - previously ale was served from the cellar! The pub is named after a local land-owning family who have recently taken over the license.

VESTIBULE

SITTING ROOM 6.66m x 5.80m overall (21'10" x 19'0" overall)

LOVELY - Stone flagged floor & beamed ceiling, stone fireplace & wood-stove. Old shop window facade with fine views.

KITCHEN/DINING ROOM 5.03m x 3.32m (16'6" x 10'10")

Range of wall and floor units with Granite worktops, range cooker space, Belfast sink & plumbing for dishwasher. Lovely fire surround with wood-stove & stone nook. Wonderful stone arch to:

REAR LOBBY/PANTRY 3.36m x 1.29m (11'0" x 4'2")

Including steps leading to:

L-Shaped UTILITY/STORE etc. 4.20m x (3.26m max 1.53m (13'9" x (10'8" max) 5'0")

...with some work - a great OFFICE Etc.

INNER HALL

Staircase to first floor.

STUDY/STORE 2.60m x 1.83m (8'6" x 6'0")

WASHROOM/WC

FIRST FLOOR

SNUG AREA 3.32m x 1.08m (10'10" x 3'6")

BEDROOM 1. 4.44m x 3.98m (14'6" x 13'0")

Including fitted wardrobes. Vaulted beamed ceiling, feature stone fireplace recess & exposed stone-work. Bay window with fine views.

BEDROOM 2. 4.39m x 2.76m (14'4" x 9'0")

Including fitted cupboard. Vaulted beamed ceiling & exposed stone-work. Bay window with fine views.

BEDROOM 3. 3.53m x 3.22m (11'6" x 10'6")

Including airing cupboard.

BATH/SHOWER ROOM 2.35m x 1.44m (7'8" x 4'8")

OUTSIDE FRONT

Gravelled drive and hard standing area for 2 cars. Gate to small lawned area with raised stone flower/shrub bed, cobbled & flagged area (the old cobbled village main street!) & cold-water tap.

REAR GARDENS

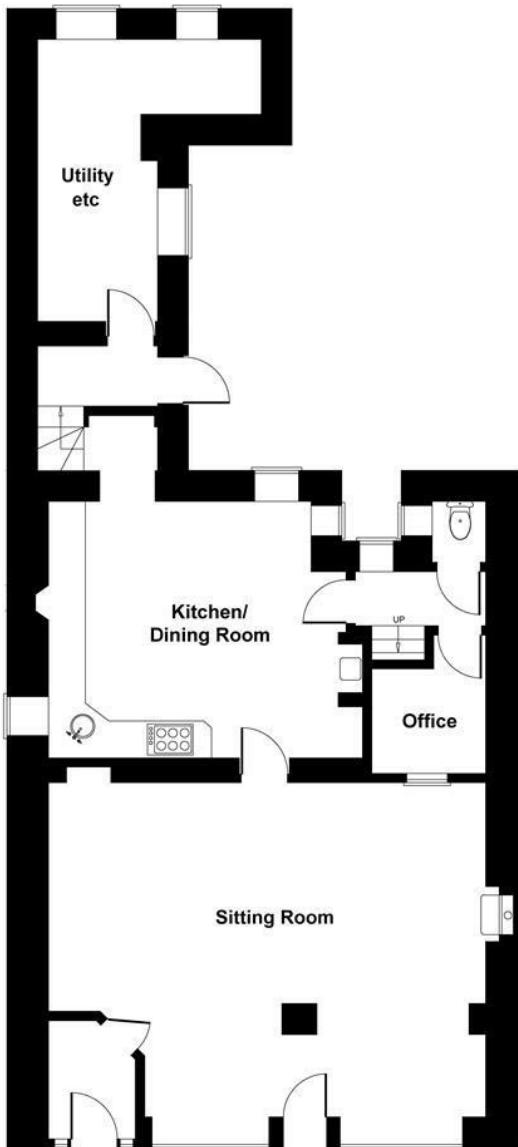
Small private patio terrace with outside light point. 2 useful SHEDS, LOG-STORE & GREENHOUSE. Iron gate to enclosed stone walled landscaped cottage garden with lawn & flower/shrub beds & 'STUDIO'.

NOTES

- 1) The Yews to the left has a right of way over the rear garden to the side lane. Post Cottage has a right of way across Britannia Cottage to the lane also.
- 2) Council Tax Band: D
- 3) EPC 28-F
- 4) Air Source Heating.



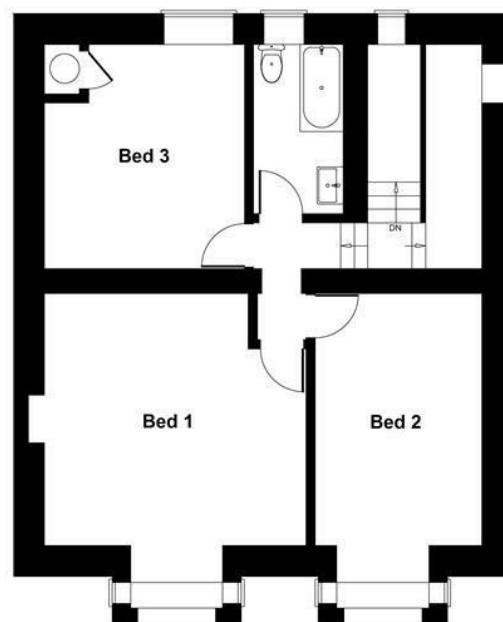
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FIRST FLOOR

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.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

EU Directive
2002/91/EC

