



THE GARDEN BYRE, 2 OAK TREE FARM YARM ROAD, MIDDLETON ST. GEORGE, DL2 1HN

Offers In The Region Of £235,000

Situated within the exclusive Oak Tree Farm development on the outskirts of Middleton St George The Garden Byre is a two bedrooomed Barn Conversion with en-suite facilities, spacious accommodation and a beautiful, large garden.

The property is all on one level and boasts light and bright accommodation and having been converted from one of the original farm buildings of Oak Tree Farm and carefully designed to an individual specification.

The location is quite private and exclusive, having only three other dwellings in close proximity. Located just off the A167, taking the turn off for the airport. Oak Tree farm sits in open farmland and has ease of access to the transport links into Darlington and Teesside. Middleton St George has a well regarded primary school, and there are excellent secondary schools within access.



Durham Tees Valley airport is very handy, and the village has its own trains station at Dinsdale, and of course many country walks are on hand. The village has independent shops and restaurants and the local pub is a short walk away.

Warmed by gas central heating and being fully double glazed, benefiting from a security alarm system. If you're looking for a property that is slightly different and want to enjoy privacy then look no further. Viewing is highly recommended.

TENURE: Freehold

COUNCIL TAX:

FRONT PORCH

An impressively large entrance to the property, with windows to three sides, and looking over to the courtyard

LOUNGE

25'5" x 14'4" (7.75 x 4.37)

A well proportioned living space, light and airy with double French Doors leading out onto the patio and rear garden beyond. A marble fireplace adds a focal point and has an open fire to cast a cosy glow. The room is dual aspect to the rear and also has two windows to the front aspect.

KITCHEN

14'2" x 13'3" (4.32 x 4.04)

Fitted an ample range of white wall, floor and drawer cabinets with complimentary work surfaces and stainless sink unit. The integrated appliances include a electric oven , hob , fridge freezer, washing machine and dryer.

INNER HALLWAY

Giving access to the bedrooms and main bathroom, the hall benefits from a sun tunnel offering extra light to the property.

BEDROOM ONE

20'8" x 10'5" (6.3 x 3.2)

A spacious master bedroom having a glazed door and a window overlooking the rear garden.

ENSUITE

Fitted with a white suite to include a panelled bath with over the bath shower , pedestal hand basin and low level WC.

BEDROOM TWO

20'6" x 11'9" (6.27 x 3.6)

Having french doors leading to the front courtyard and a window to the side.

BATHROOM/WC

Having fully tiled walls and floor with a white three piece suite comprising of bath with over hanging shower, pedestal wash basin and WC.

COURTYARD

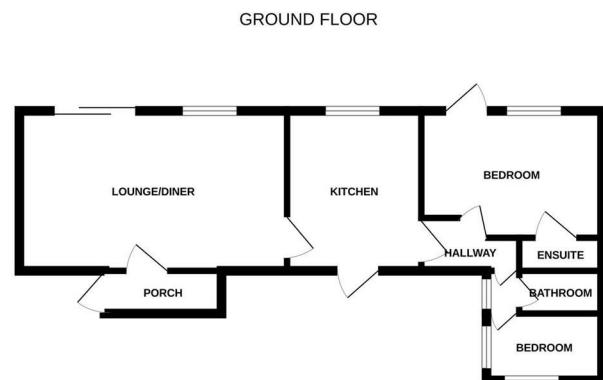
Situated to the front of the property this blocked paved area offers a very secluded seating area, extending under the roof space to the side, and continuing to the patio to the rear of the property

GARDEN

A large blocked paved area runs the width of the property to the rear, and leads out to the expanse of lawn. The garden has several fruit trees planted throughout, and has flower borders edged with fenced boundaries.

COMMUNAL

There is access to the development via a track lane which leads into a paved area offering ample car parking space.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The vendor does not make or give any warranty in relation to this property. The services, systems and appliances shown on these particulars have not been tested and no guarantee is given as to their condition or working order. Please see the survey for further information.

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

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

