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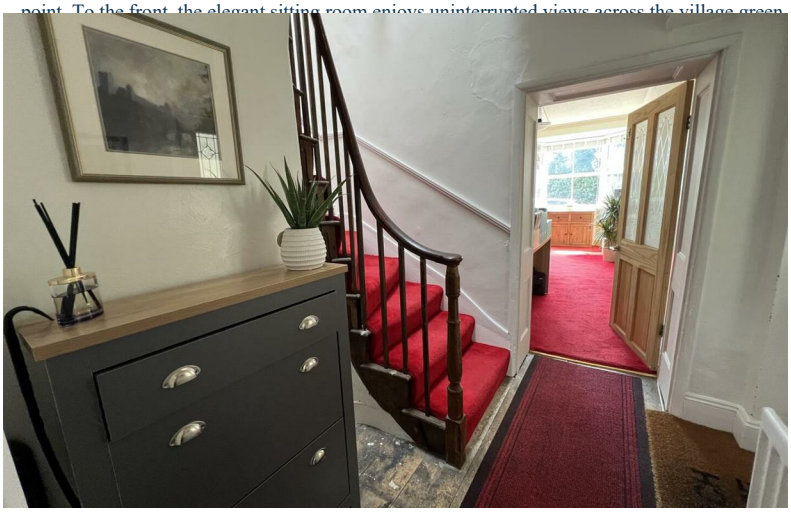
18 HIGH GREEN, GAINFORD, DARLINGTON, DL2 3DL

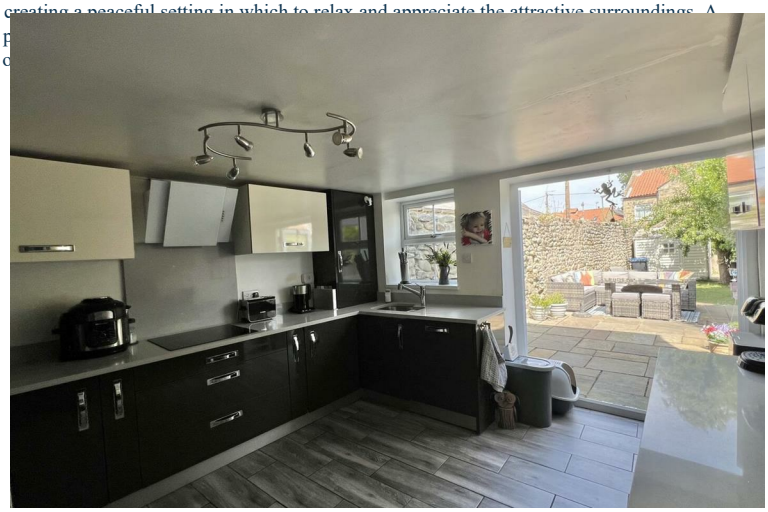
Offers In The Region Of £250,000

Dating back to Gainford's prosperous Victorian era, this handsome period home occupies an enviable position overlooking the picturesque village green, forming part of the village's rich architectural and commercial heritage. During the 19th century, Gainford flourished as an important market village, serving the surrounding Teesdale countryside and becoming a fashionable destination following the discovery of its renowned mineral spring. The historic Gainford Spa attracted visitors from across the region who came to experience the reputed healing qualities of its waters, contributing significantly to the village's prosperity and leaving behind the elegant character that continues to define Gainford today.

Deceptively spacious throughout, this charming home seamlessly blends period features with modern comforts. To the rear is a private enclosed garden, bordered by an original stone wall that provides both character and privacy, together with a useful garden shed and gated side access. Please note that neighbouring properties benefit from a right of way across the rear for pedestrian access, including the movement of bins.

Stepping inside, the welcoming entrance hallway immediately showcases the property's heritage, with an impressive original 19th-century wooden staircase providing a striking focal point. To the front, the elegant sitting room enjoys uninterrupted views across the village green, creating a peaceful setting in which to relax and appreciate the attractive surroundings. A





The first floor continues to impress with a generous principal bedroom positioned to the front of the property, featuring a beautiful bay window that frames delightful views over the village green. Two further well-proportioned bedrooms are situated to the rear, while the stylish family bathroom has been thoughtfully appointed with a luxurious freestanding bath, a walk-in shower enclosure, wash hand basin with vanity storage and a WC.

Gainford remains one of County Durham's most desirable villages, offering an excellent range of local amenities, a welcoming community and outstanding countryside on the doorstep. The beautiful banks of the River Tees are within easy reach, providing scenic riverside walks and opportunities to enjoy the surrounding natural landscape. The historic Gainford Spa, whose Victorian mineral spring first brought fame to the village, remains a fascinating reminder of its celebrated past, while excellent transport links and nearby Darlington provide convenient access for commuters. Combining a wealth of history, period charm and an enviable village setting, this is a wonderful opportunity to acquire a home of genuine character in one of the area's most sought-after locations.

LOUNGE
14'10 x 11'04 (4.52m x 3.45m)

DINING ROOM
13'2 x 7'09 (4.01m x 2.36m)

FRONT ROOM
18'06 x 8'6 (5.64m x 2.59m)

KITCHEN
10'05 x 11'01 (3.18m x 3.38m)

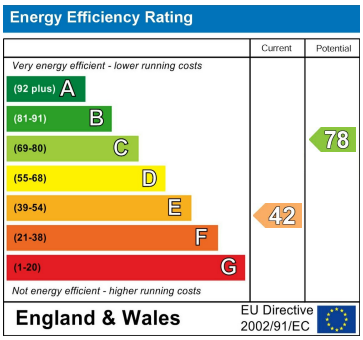
BEDROOM
11'09 x 8'01 (3.58m x 2.46m)

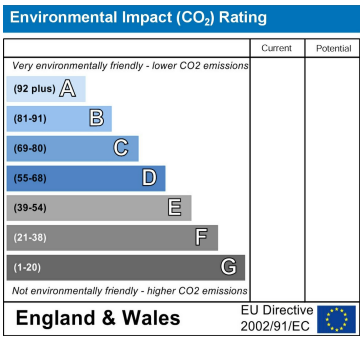
BEDROOM
11'08 x 9'08 (3.56m x 2.95m)

BEDROOM
19'00 x 8'07 (5.79m x 2.62m)

BATHROOM
10'03 x 8'01 (3.12m x 2.46m)







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.





NAEA National Association of Estate Agents
The Property Ombudsman