



*Ann Cordey*  
ESTATE AGENTS

**Spring Villa Lartington, Barnard Castle, DL12 9DW**  
**Offers In The Region Of £725,000**



## Spring Villa Lartington, Barnard Castle, DL12 9DW

**SPRING VILLA, LARTINGTON** An Exceptional Acquisition Opportunity: Unprecedented Scale, Complete Privacy, and Limitless Adaptability. Executive Summary Spring Villa is not simply a substantial property; it is an extraordinary residential asset. Occupying a highly secluded and enviable position on the fringes of the sought-after village of Lartington, this commanding six-bedroom home marries the tranquility of an idyllic rural setting with immediate accessibility to Barnard Castle and the commercial networks of the North East. Having been comprehensively extended in 2001 to robust modern building regulations, the property provides absolute structural peace of mind. Its sheer volume, distinct internal zoning, and extensive private grounds make it a remarkably rare proposition—equally suited to luxury family life, expansive multi-generational living, or seamless adaptation for specialist residential provision. **Exceptional Scale & Intelligent Configuration** The property's floor plan is defined by its substantial footprint and excellent structural flow. The ground floor is navigated via spacious, flowing central hallways that provide an excellent sense of separation between the principal living areas, ensuring privacy and natural soundproofing between the distinct zones of the home. This intelligent configuration opens into communal spaces of monumental proportions. A 6.40m formal dining room and a 6.33m principal living room offer vast, uncompromised reception rooms that can effortlessly accommodate large-scale entertaining or complex family dynamics. A premium, beautifully appointed kitchen and a separate secluded study complete the meticulously balanced ground-floor layout, ensuring dedicated spaces for both practical everyday living and focused home-working.

**First Floor Accommodation** The premium proportions continue effortlessly to the first floor, which delivers six genuine double bedrooms. The layout offers exceptional versatility and privacy, highlighted by a cavernous 6.36m x 3.96m principal suite. With two of the principal bedrooms featuring dedicated en-suite facilities, the accommodation easily supports large occupancies, dedicated staff quarters, or sprawling private retreats. The 100-Square-Metre Studio & Workshop Facility A defining asset of this £725,000 listing is the staggering 20m x 5m (approx. 1,076 sq ft) purpose-built timber outbuilding. Currently utilized as an art studio and professional workshop, this commercial-scale facility unlocks limitless potential. Whether a buyer requires a serious workspace for a home-based enterprise, an expansive home gymnasium, a recreational activity centre, or secondary annexe accommodation (subject to consents), this building represents an incredibly valuable addition to the estate. **Private Grounds & Lifestyle** Spring Villa is approached via an impressive driveway, framed by substantial entrance pillars, leading into an extensive private parking area and a detached double garage. The property sits centrally within beautifully established, highly private grounds, perfectly sheltered by mature hedgerows and evergreen planting. The principal gardens enjoy a coveted south-west orientation, ensuring maximum sunlight across the expansive manicured lawns and attractive paved terraces. Thoughtful landscaping—including decorative stone walling, raised gardens, and a charming woodland glade complete with a children's treehouse—provides an idyllic, secure, and enchanting outdoor environment. **Services & Essential Information Services:** The property benefits from the distinct advantage of mains gas, alongside mains electricity and water. Drainage is managed via a private septic tank. **Compliance:** Extensively extended in 2001, providing compliance with modern building regulations. **Access Rights:** The main approach driveway is owned by the Water Board, over which Spring Villa enjoys full, established rights of access. Furthermore, the property benefits from both pedestrian and vehicular rights of access over the farm track located to the south.

### HALLWAY

20'9" × 15'3" (6.34 × 4.66)

### DOUBLE GARAGE

21'8" 18'11" (6.62 5.77)

### STUDY

12'5" × 11'8" (3.81 × 3.57)

### LOUNGE

12'11" × 20'9" (3.96 × 6.33)



**DINING ROOM**  
20'11" × 11'8" (6.40 × 3.56)

**KITCHEN**  
12'9" × 11'8" (3.91 × 3.57)

**FIRST FLOOR**

**FAMILY BATHROOM**  
10'6" × 7'10" (3.21 × 2.40)

**BEDROOM ONE**  
11'9" × 17'4" (3.59 × 5.3)

**EN SUITE**  
6'5" × 6'10" (1.98 × 2.10)

**BEDROOM**  
20'10" × 12'11" (6.36 × 3.96)

**BEDROOM**  
10'9" × 12'5" (3.30 × 3.81)

**BEDROOM**  
11'5" × 12'3" (3.49 × 3.74)

**BEDROOM**  
10'6" × 10'3" (3.22 × 3.14)

**DRESSING AREA**  
6'10" × 8'2" (2.10 × 2.50)

**BEDROOM**  
10'5" × 11'5" (3.20 × 3.5)

**EN SUITE**  
7'8" × 5'1" (2.35 × 1.56)

**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.



Energy Efficiency Rating		Current	Potential
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		74	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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