



THE COVERT LOW SKERNINGHAM LANE, DARLINGTON, DL1 3JA

£350,000

Situated at the end of a private lane, this barn conversion is one of only eight homes within the secluded Skerningham community, a former farmstead surrounded by open countryside and woodland.

The property is approached through timber gates set between brick pillars, opening onto a generous gravel driveway providing ample off-road parking for several vehicles. A timber door gives access to the main reception hall, where attractive exposed brick walls and timber flooring set the tone for the principal rooms. The lounge is a warm and inviting space, centred around a striking brick inglenook fireplace with wood-burning stove, complemented by exposed roof trusses, beams and timber flooring. This flows seamlessly into the impressive open-plan kitchen and dining area – a perfect setting for family living and entertaining. The dining space benefits from excellent natural light via floor-to-ceiling windows, with timber framed glass doors opening directly onto the garden.

The kitchen has been recently re-fitted with a high-quality range of wall and floor units, contrasting Quartz worktops and island unit. It incorporates an inset Belfast sink, a cooker with venting induction hob, double oven, microwave, washing machine/dryer and dishwasher. Exposed beams to the ceiling add character, while a door provides access to the rear courtyard. From the reception hall, access is provided to two bedrooms. The former third bedroom has been thoughtfully adapted to create a practical office/study, ideal for home working or use as a nursery. The master bedroom features an exposed brick feature wall, beams to the ceiling and timber stable leading out to the courtyard garden. Bedroom two offers another comfortable



Externally the property benefits from an extremely generous driveway for off street parking, as well as a sizable front lawn and summerhouse. To the rear accessed via timber gates there is a private courtyard garden, with brick built barbecue area and wood fired hot tub. To the rear of the courtyard is a purpose built dog kennel.

Convenient travel options are a major advantage of this location, with the A1 and A66 providing straightforward access to key commercial centres across the region. Darlington train station offers direct services to London and Edinburgh along the East Coast Main Line, while Durham Tees Valley, Newcastle International and Leeds Bradford airports extend connections nationwide and overseas.

Closer to home, the property sits on the outskirts of town, placing shops, schools and everyday amenities within easy reach. It also offers quick access to Darlington, Yarm and Teesside, where a wider range of facilities and professional services can be found.

KITCHEN/LOUNGE

14'1" x 32'1" (4.30 x 9.80)

DINING ROOM

14'4" x 12'0" (4.37 x 3.68)

HALL

30'9" x 5'5" (9.39 x 1.67)

BEDROOM

8'7" x 10'4" (2.64 x 3.16)

BATHROOM

7'2" x 10'4" (2.20 x 3.16)

BEDROOM

11'1" x 13'10" (3.40 x 4.22)

▼ Ground Floor

ROOMS: 7



All measurements are approximate

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(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	Potential
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	

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