



GSC GRAYS

PROPERTY • ESTATES • LAND



Wheatsheaf House, Front Street

Ingleton, County Durham, DL2 3HL

Offers In The Region Of £350,000



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Situation & Amenities

The property is situated in the popular village of Ingleton. The village benefits from a primary school, public house, mobile post office and active village hall community. Educational opportunities (primary, comprehensive and private) including the well known Barnard Castle School, can be found in Barnard Castle, Staindrop and Darlington. Both Barnard Castle and Darlington benefit from a selection of both independent and national retailers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. Staindrop 3 miles, Darlington 8 miles, Bishop Auckland 8 miles, Barnard Castle 9 miles, Richmond 15 miles, Durham 20 miles. Please note all distances are approximate.

Accommodation

Solid wood door to:

Hallway

With stone flagged flooring and a partially stained glass door leading through to a further hall area with radiator, doors to the two reception rooms and an opening through to the dining room/conservatory.

Sitting Room

15'6" x 15'1" (4.72 x 4.59)

With double glazed window to the front aspect, two radiators, exposed wooden flooring, ceiling rose and coving along with a decorative fireplace with bricked inlay.

Living Room

16'1" x 14'6" (4.89 x 4.42)

Again with double glazed window to the front aspect and a small picture with window to the side aspect. Radiator, under stairs storage cupboard, exposed beamed ceiling and a multi-fuel stove set in a bricked surround with tiled inlay. Staircase to first floor.

Dining Room/Garden Room

With double glazed windows overlooking the rear garden area, laminate flooring, two radiators, characterful stoned opening to the kitchen, glazed double doors opening to the first reception room, door to the ground floor WC/utility and doors to the exterior.

Ground Floor WC/Utility

Comprising of a pedestal wash hand basin, WC, plumbing for washing machine, obscure double glazed internal window, tiled floor and radiator.

Kitchen

7'5" x 15'3" (2.25 x 4.66)

Including fitted wall and base units with tiled work surfaces and exposed bricked splashback. Sink with mixer tap and draining board, double glazed window to the side aspect, space for american style fridge freezer and dishwasher. Integrated electric oven and gas hob. Exposed painted stone wall, beamed ceiling, door to pantry style cupboard and radiator.

First Floor Landing

With radiator, attic access hatch and an opening to a study area with velux window and further radiator. Doors to:

Bedroom One

11'3" x 16'1" (3.42 x 4.91)

A spacious double bedroom with double glazed window to the front aspect, radiator and doors to a dressing cupboard and ensuite.

Ensuite

Comprising of a shower cubicle, hand wash basin, WC, radiator, tiled walls and tiled flooring.

Bedroom Two

16'10" x 7'6" (5.12 x 2.28)

With velux window, radiator and door to a dressing cupboard which also houses the central heating boiler.

Bedroom Three

11'6" x 7'4" (3.50 x 2.24)

With velux window, radiator and exposed wooden ceiling beams.

Bathroom

Steps rise up to the bathroom which includes a freestanding roll top bath, WC, pedestal wash hand basin, wooden wall panelling, double glazed window to the side aspect, radiator and laminate flooring. There is under stairs storage space and a door leading to a staircase giving access to the attic.

Tel: 01833 637000

Attic

14'8" x 21'0" (4.48 x 6.39)

With double glazed window, velux window, vaulted beamed ceiling and power points. A door opens through to a smaller area, again with a velux window. Quirky steps also rise up to a storage cupboard from the landing area.

Externally

Two stone built buildings (6.05m x 4.74m and 11.46m x 4.14m) offering potential for a variety of uses, all subject to obtaining the necessary consents. Gated gravelled area providing ample off road parking. The neighbouring property has a right of way across the gravelled area. Two patio areas to enjoy the sun at different times of the day.

Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating.

Tenure

The property is believed to be offered Freehold with Vacant Possession upon Completion.

Local Authority

Durham County Council.

Council Tax

For Council Tax purposes the property is banded B.

Viewings

Strictly by appointment via GSC Grays.

Particulars

Particulars written and photographs taken November 2019.

Disclaimer Notice

GSC Grays gives notice that:

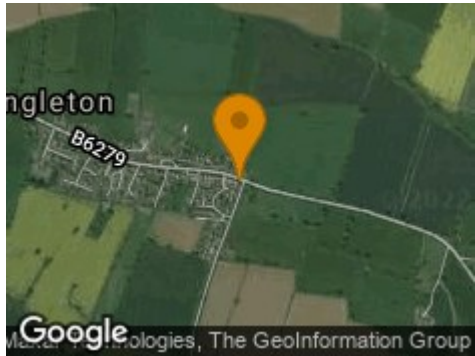
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



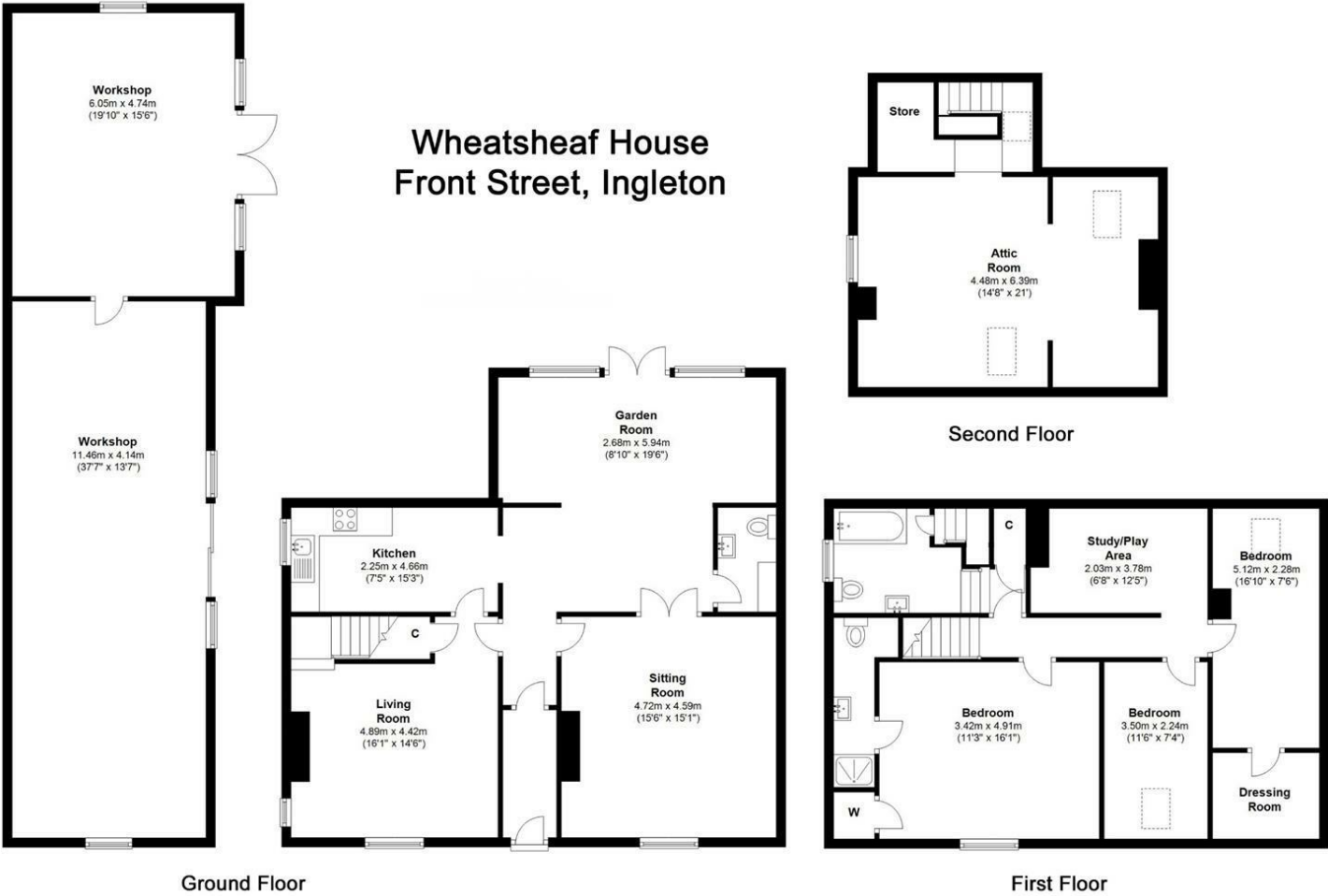
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

