



RYAN JAMES

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A bespoke & personal service, defined by expertise.



62 , Darlington Merrybent DL2 2LE

£410,000

Ryan James is delighted to present to the market 'Lawrenny' which offers a fantastic opportunity to acquire this unique detached three-bedroom property. The home is set in an immaculately maintained plot of approximately one acre and offers stunning views overlooking the River Tees. Situated in the tranquil and highly sought after village of Merrybent located in between the popular market towns of Barnard Castle & Darlington. The flexible living accommodation is arranged over two levels comprising an entrance hallway, a dual aspect lounge with a feature open fire, a delightful sitting room with patio doors opening onto a south-facing veranda, a formal dining room with a double glazed bay window, a sizeable kitchen/breakfast room featuring a Rayburn cooker & water heater, a useful rear porch boot room, which has space & plumbing for a washing machine & fridge freezer, two downstairs bedrooms, one double & one single and a three-piece family bathroom. A spiral staircase leads to the first-floor landing, an office with eaves storage, a further double bedroom with fitted wardrobes and a balcony overlooking the South facing rear garden. To the exterior of the property, there is a lengthy driveway providing off-street parking for several vehicles, two double garages both benefitting from light & power & a double carport whilst to the rear a charming veranda, a sizeable garden with planted borders & mature trees, a fruit & veg garden with a private patio seating area, A well-established orchard consisting of mature apple, pear and plum trees, a paddock with a sizeable outbuilding with two horse boxes & hay shed, a feature copper beech tree planted in 1985 by the current owner has grown with this loving family home. With the added benefits of oil central heating and double glazing throughout, an internal inspection is a must to appreciate the size, location and potential of the accommodation on offer. EPC rating 'F'.



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The Accommodation Comprises

Entrance Hall

With a double glazed door to the front elevation, radiator and spiral staircase leading to the first floor.

Living Room

14'11 x 11'6 (4.55m x 3.51m)

A dual aspect with two double glazed windows to the side elevation, TV & telephone point, feature solid fuel open fireplace and radiator.

Sitting Room

11'4 x 8'4 (3.45m x 2.54m)

With double glazed patio doors opening to the rear garden and solid wood flooring.

Dining Room

13'1 x 12'4 (3.99m x 3.76m)

With a double glazed bay window to the rear elevation, radiator and multi-fuel stove.

Kitchen/Breakfast Room

14'4 x 13'10 (4.37m x 4.22m)

Including a fitted range of wall, base and drawer units incorporating rolled edge work surfaces, Belfast sink unit with mixer tap, an integrated Rayburn, space for an electric oven & hob, extractor & light over, radiator and double glazed windows to the front & side elevations.

House Bathroom

Including a three-piece suite comprising of a wash hand basin, panelled bath with shower over, low-level WC, fully tiled walls, extractor fan, radiator and double glazed window to the side elevation.

Bedroom One

12 x 11'7 (3.66m x 3.53m)

With a double glazed window to the front elevation and radiator.

Bedroom Two

9'1 x 8 (2.77m x 2.44m)

With a double glazed window to the front elevation and radiator.

Rear Lobby

With a double glazed door to the rear elevation & windows to the side, space & plumbing for a washing machine and fridge freezer.

First Floor





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Study/Office

14'11 x 7'9 (4.55m x 2.36m)
With a double glazed window to the side elevation.

Bedroom Three

14'8 x 14'8 (4.47m x 4.47m)
With double glazed patio doors opening to the rear balcony enjoying views over the south facing rear garden & the river tees, fitted wardrobes and radiator.

Exterior

Off Street Parking

Double Garage

17'11 x 16 (5.46m x 4.88m)
With an electric roller shutter door and the benefit of light & power.



Carport

A sizeable carport provides further off-street parking.

Double Garage

18'10 x 16'4 (5.74m x 4.98m)
A second double garage with double doors and the benefit of light & power.

Rear Garden

A South facing rear garden laid mainly to lawn with planted borders & mature shrubs and a private patio seating area.

Vegetable Garden

A further garden area laid to lawn with a Vegetable garden consisting of; 2 x Asparagus Beds, 2 x Rhubarb Crowns and the soft fruit cage includes 3 x Blackcurrant & Raspberries Bushes (Summer and Autumn varieties).



Fruit Orchard

The fruit orchard was planted in 1977 by the current owner and features;

- 5 x Eating Apple varieties
- 2 x Conference Pear Trees
- 1 x Victoria Plum
- 1 x Crab Apple
- 1 Bramley Cooking Apple

Paddock

A sizeable grass paddock with a Copper Beech tree, outbuildings that have previously been used as stables that have the benefit of light & power and a gate leading to the walkway along the river Tees.



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Viewing is strictly by Appointment Only.



and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or

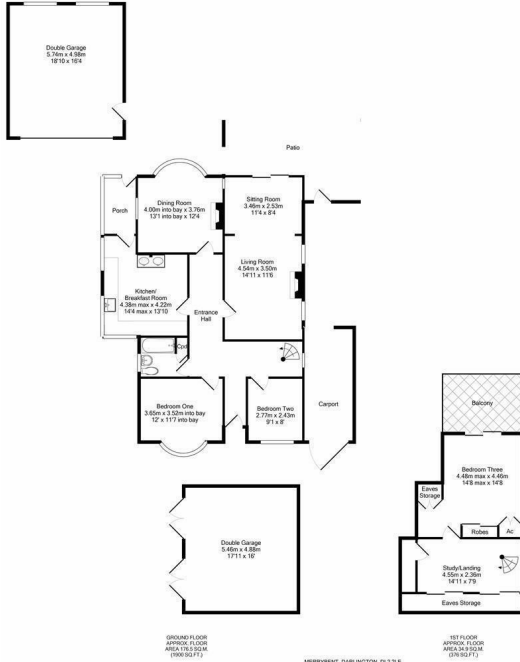




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GROUND FLOOR APPROX. FLOOR AREA: 105.00 SQM (1120 SQFT)
 1ST FLOOR APPROX. FLOOR AREA: 32.00 SQM (343 SQFT)
 TOTAL APPROX. FLOOR AREA: 137.00 SQM (1463 SQFT)

MERRYBENT, DARLINGTON, DL2 2LE

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			
		61	27
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	

