



# Downholme

Cleasby, Darlington



## A detached property with bungalow annexe, stables and 5.71 acres, enjoying countryside views

A modern five-bedroom family home with detached two-bedroom bungalow annexe stables and outbuildings, the whole configured to provide an ideal peaceful living and entertaining environment. It is located in a private setting on the fringes of a desirable and convenient village, near to town amenities, the road network and the train station.



**5 RECEPTION ROOMS**



**7 BEDROOMS**



**5 BATHROOMS**



**DOUBLE GARAGE/ STABLES**



**5.71 ACRES**



**FREEHOLD**



**RURAL**



**4,151 SQ. FT HOUSE AND ANNEXE**



**GUIDE PRICE  
£1,195,000**



### The property

Downholme is an attractive Dunhouse quarry stone and brick modern family home offering more than 3,100 sq. ft of light-filled flexible accommodation in the main house, arranged over two floors. In the current owner's tenure for 47 years, the property is configured to provide an ideal family and entertaining space with large picture glazing maximising the stunning views. The accommodation flows from a welcoming reception hall with useful storage with crystal cut glass doors and a separate cloakroom. It comprises a large dual aspect sitting room with feature fireplace and a generous dining room with double doors to a further well-proportioned reception room. The ground floor accommodation benefits from underfloor heating and is completed by a spacious kitchen/dining room with a range of bespoke Canadian Oak wall and base units including a bespoke lollipop island, complementary granite worktops and splashbacks, range cooker, modern integrated appliances and a door to a fitted utility room with wood-lined sauna and a door to the garden. The

kitchen opens into a dining area with space for a good-sized table and double doors to a generous dual aspect family room.

On the first floor the property provides a spacious principal bedroom and a generous additional double bedroom, both with fitted storage and en suite bathroom. There are also two further well-proportioned bedrooms, one with basin and cabinet and fitted dressing area and a second with fitted wardrobes. Also a family bathroom with cast iron bath.

### Outside

The property is approached via twin stone pillars and double wrought-iron electric gates, leading onto a tarmac driveway that provides private parking for numerous vehicles. The drive continues through a second set of double gates to a rear courtyard, giving access to an attached double garage with electric doors, gardener's WC, storage and stables, and also the detached annexe.





The two-bedroom bungalow annexe includes an entrance hall with cloakroom, a living room with an electric fire, a fitted kitchen with built in fridge/freezer, dishwasher, washing machine and dryer and two bedrooms, both with dressing rooms and en suite shower room.

Across the courtyard, a second outbuilding houses an additional store and a goat house. There is also a useful pony shelter.

The well-maintained formal wraparound garden is laid mainly to lawn bordered by mature topiary and hedging and enjoying pear, apple and plum trees. The garden also features a summer house with electric and lighting, constructed from Norwegian Spruce with balcony overlooking a raised pond and several decked and paved seating and dining areas, all ideal for entertaining, al fresco dining and enjoying the open countryside views towards the Cleveland Hills.

## Location

Set on a bend in the River Tees, historic Cleasby village has a village green, church and village hall, all surrounded by beautiful walking and riding countryside with fishing and kayaking available on the river. The large pedestrianised market town of Darlington offers comprehensive facilities including independent and high street stores, a market hall, supermarkets, cinemas, a theatre, hospital and numerous restaurants, cafés and pubs. Extensive amenities are also available in Richmond, Barnard Castle, Northallerton and Durham.

Communications links are excellent: the A66 and A1(M) give access to major regional centres and the motorway network, Darlington station (3.9 miles) offers regular services to central London (London Kings Cross 2 hours 22 minutes) and Teesside International and Leeds Bradford Airports provide a range of domestic and international flights.



## Distances

- Cleasby 0.3 mile
- A66 (Middlesbrough-Workington road) 1.6 miles
- Darlington 3.6 miles
- A1(M) (Jct 57/A66(M)) 4.0 miles
- Scotch Corner 7.8 miles
- Teesside International Airport 8.9 miles
- Richmond 11.5 miles
- Barnard Castle 14.4 miles
- Northallerton 17.2 miles
- Durham 24.0 miles
- Leeds Bradford Airport 55.5 miles

## Nearby Stations

- Darlington

## Key Locations

- Piercebridge Roman Fort and Bridge
- Head of Steam (Darlington Railway Museum)
- Raby Castle
- The Bowes Museum
- Raby Castle

## Nearby Schools

- Barnard Castle
- Carmel college
- Pear Tree
- Yarm
- Teesside High School
- Polam Hall School





## Floorplans

Main House internal area 3116 sq ft (290 sq m)

Garage internal area 369 sq ft (34 sq m)

Bungalow internal area 1035 sq ft (96 sq m)

Stables/Storage, Goat House and Summer house internal area 1,331 sq ft (124 sq m)

Balcony external area 65 sq ft (6 sq m)

Total internal area 5,851 sq ft (544 sq m)

For identification purposes only.

## Directions

DL2 2RB

what3words: ///chill.rift.crass - brings you to the driveway

## General

Local Authority: North Yorkshire Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

EPC Rating: Band D

Council Tax: Band G

Services: Mains electricity and water, private drainage, (believed to be compliant), oil-fired central heating, 3KW Solar Panels. Calor Gas to annexe.

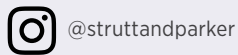
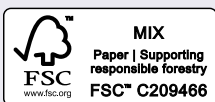
## Harrogate

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