



7 High Green

Gainford, Darlington

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial 4-bedroom Grade II listed family home with a 1-bedroom cottage, overlooking the village green

A spacious Edwardian family home with a 1-bedroom stone cottage, situated in an elevated position with private gardens and overlooking the village green, in the sought-after village of Gainford.



**3+1
RECEPTION
ROOMS**



**4+1
BEDROOMS**



**3+1
BATHROOMS**



DOUBLE



0.5 ACRES



FREEHOLD



VILLAGE



**MAIN HOUSE
3,412 SQ FT**



**GUIDE PRICE
£800,000**

The property

The property offers over 3,400 sq ft of highly attractive accommodation arranged over three floors, combining modern amenities and refined decor that seamlessly blends traditional with present day with tall ceilings and decorative deep cornicing throughout.

The entrance hall with original panelling leads to a cloakroom and central hallway with an impressive wide sweeping staircase. The well proportioned sitting room with a large bay window offers fabulous views over the village green, whilst the impressive drawing room is an ideal room to relax with space for a large dining table and flooded with light from the bay window and enjoying an open fire with views over the green and also the private side garden. It is the perfect space for hosting dinner parties and for a more formal dining setting.

The kitchen with electric AGA has a good range of wall and base units and granite work surfaces with integrated appliances which include a built in oven and microwave, fridge freezer and dishwasher and plenty of space for a family table for a more relaxed

and informal dining experience. Leading from the kitchen is a spacious garden room conservatory with stone flooring

The first floor has the principal bedroom with en suite shower room and fitted wardrobes, a second good size bedroom, family bathroom and separate WC.

Raising to the second floor there are two further bedrooms both with built in storage, one of which leads to a useful storage room. A family shower room completes this floor.

The cottage offers a sitting/dining room with a separate kitchen and shower room off along with a bedroom upstairs. Ideal for a dependant relative, as office space or for those looking for an additional income.



Outside

The property is set in private gardens of approx. 0.5 acre with mature trees, shrubs and a vegetable patch and enjoys elevated views over the village green.

Approached through electric gates with stone pillars which leads to the two garages and parking for numerous vehicles.

Location

Gainford is an historic village, full of beautiful 18th and 19th century architecture, standing on the banks of the River Tees, between Barnard Castle and Darlington.

Amenities in the village include local shops, tea rooms, butchers, a public house, doctors' surgery, hairdressers and an excellent primary school.

Nearby Barnard Castle is full of artisan eateries and is a beautiful historic market town, built around its own medieval castle. There are various everyday amenities, including high street shops, restaurants, cafés and a supermarket, as well as a leisure centre and golf club.

The town is well known for good private and state schools.

The A1(M) provides access towards Newcastle, the Scottish borders and south towards York and Leeds. Darlington's mainline railway station provides regular services towards London Kings Cross, from two hours 20 minutes. The location is ideal for exploring the Yorkshire Dales National Park and the Lake District and North Yorkshire Moors.



Distances

- Barnard Castle 8 miles
- Darlington 7.9 miles
- Durham 22.3 miles
- Middlesbrough 24.5 miles

Nearby Stations

- Darlington
- Newton Aycliffe
- Bishop Auckland

Key Locations

- Teeside Airport 14.1 miles
- Barnard Castle
- North Pennines National Landscape
- Yorkshire Dales National Park

Nearby Schools

- Barnard Castle independent school
- Yarm independent school
- Gainford COfE primary school
- Teeside School and Sixth Form





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

House internal area 3,412 sq ft (317sq m)

Cottage internal area 464 sq ft (43.1 sq m)

Garage internal area 340 sq ft (31.6 sq m)

Total 4216 sq ft (391.7 sq m)

For identification purposes only.

Directions

Post Code: DL2 3DL

what3words: ///alley.riverbed.cared

General

Local Authority: Durham County Council

Services: Mains electricity, gas, water and drainage. Both the main house and cottage have independent gas central heating. The main house also has a separate oil central heating system.

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

Council Tax: Band G

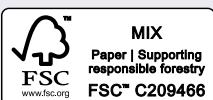
EPC Rating: E

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