



THE OLD CHAPEL, 2 SOUTH GREEN
STAINDROP, COUNTY DURHAM, DL2 3LD

The Old Chapel has been sympathetically converted to offer a substantial and imposing family home which is located in a central position within the popular lower Teesdale village of Staindrop. Offering five/six bedroom accommodation with two bathrooms, two en-suite bedrooms, second floor games room and a cellar. The property has an EPC rating (EER) of C 78.

- Chapel Conversion
- Substantial Family Home
- Spacious Accommodation
- Five/Six Bedrooms
- Second Floor Games Room
- Driveway, Cellar & Courtyard Garden
- Village Location
- EPC (EER) C 78



Offers in the region of £395,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

THE OLD CHAPEL, 2 SOUTH GREEN

STAINDROP, COUNTY DURHAM, DL2 3LD

SITUATION & AMENITIES

Staindrop is a historic village supporting a surprising range of amenities including primary and secondary schooling, public house, restaurant/tea rooms, mini supermarket, nursery, post office/newsagent, church and chapel. The village has a central green surrounded by an interesting variety of houses and cottages and lies about 5 miles east of Barnard Castle. Adjoining Staindrop is Raby Castle and its surrounding parkland which creates a wonderful backdrop to the village and there are many beautiful walks on the doorstep. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds are also accessible. Educational opportunities (both comprehensive and private), can be found in Barnard Castle, Richmond and Darlington. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East.

DESCRIPTION

The Old Chapel has been sympathetically converted to offer a substantial and imposing family home located in a central position within the popular lower Teesdale village of Staindrop. The property has accommodation briefly comprising: entrance porch, hall, living room, dining room, kitchen, utility, snug, downstairs bedroom/study, downstairs bathroom, first floor landing, two bedrooms with en-suite shower rooms, two further double bedrooms, one single bedroom, house bathroom and a games room with storage area to the second floor. Externally there is an enclosed courtyard garden and a driveway combined with gravelled garden area to the front and access to cellar.

ACCOMMODATION

Solid wood arched feature door opening to the entrance porch.

ENTRANCE PORCH 2.65m x 2.42m (8'8" x 7'11")

Including a double glazed arched feature window to the front elevation, retro style radiator with decorative covering, tiled flooring and partially glazed double doors opening to the hall.

HALL

With a retro style radiator, laminate flooring, stairs rising to first floor and doors leading to the ground floor accommodation.

LIVING ROOM 6.11m x 3.91m (20'1" x 12'10")

A spacious living room with two double glazed windows to the side elevation, retro style radiator, electric stove set on a large stone flag and laminate flooring.



DINING ROOM 6.97m x 3.67m (22'10" x 12'0")

An excellent sized entertaining space offering two double glazed windows to the side elevation and a retro style radiator.



KITCHEN 5.41m x 3.57m (17'9" x 11'9")

A space suitable for family living which includes a variety of country style fitted wall and base units, contoured work surface, tiled splashbacks, sink with mixer tap and carved draining area, space for rangemaster style cooker, variety of fitted larder style cupboards, retro style radiator, original stone flagged flooring from the 1800's, double glazed window to the rear elevation, patio doors opening onto the courtyard style garden and a door opening to the utility. The kitchen includes the following integral appliances: extractor hood, fridge and dishwasher.



UTILITY 3.95m x 2.12m (13'0" x 6'11")

Includes fitted wall and base units, contoured work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer, space for washing machine, space for american style fridge/freezer, double glazed window to the rear elevation, stone flagged flooring, retro style radiator and door opening to the exterior.

SNUG 2.66m x 2.39m (8'9" x 7'10")

A cosy room including a double glazed feature arched window to the front elevation, feature fireplace creating a focal point, retro style radiator and laminate flooring.

DOWNSTAIRS BEDROOM/STUDY 2.95m x 2.86m (9'8" x 9'5")

A multi purpose room with a double glazed window to the side elevation and retro style radiator.

DOWNSTAIRS BATHROOM

Including a panelled bath with shower over, WC, pedestal wash hand basin, obscure double glazed window to the side elevation, retro style radiator, part tiled walls and vinyl flooring.

FIRST FLOOR LANDING

With exposed wooden flooring, retro style radiator, stairs rising to the second floor, access to three storage cupboards and doors leading to the first floor accommodation.

BEDROOM ONE 6.10m x 3.39m (20'0" x 11'1")

The master bedroom which is spacious and enjoys en-suite facilities. Includes two double glazed arched windows to the side elevation, exposed wooden flooring, retro style radiator and a door leading to the en-suite.



EN-SUITE

Including a showering cubicle, WC, pedestal wash hand basin, heated towel rail, obscure double glazed window to the side elevation, part tiled walls and vinyl flooring.

BEDROOM TWO 4.52m x 3.39m (14'10" x 11'1")

A second bedroom which enjoys the benefit of an en-suite shower room. Offers two double glazed arched windows to dual aspects, exposed wooden flooring, retro style radiator and a door leading to the en-suite.



EN-SUITE

Including a showering cubicle, WC, pedestal wash hand basin, heated towel rail, part tiled walls and vinyl flooring.

BEDROOM THREE 3.69m x 2.90m (12'1" x 9'6")

A double bedroom with a double glazed arched window to the side elevation, retro style radiator and exposed wooden flooring.



BEDROOM FOUR 3.71m x 3.30m (12'2" x 10'10")

The fourth double bedroom with a double glazed arched window to the side elevation, retro style radiator and exposed wooden flooring.

BEDROOM FIVE 3.72m x 2.33m (12'2" x 7'8")

A single bedroom with a double glazed arched window to the side elevation, retro style radiator and exposed wooden flooring.

BATHROOM

An excellent sized house bathroom which includes a free standing roll top bath, showering cubicle, WC, pedestal hand wash basin, obscure double glazed window, retro style radiator, part tiled walls and exposed wooden flooring.



SECOND FLOOR GAMES ROOM

An extremely spacious games room with characterful exposed ceiling beams and stone mullion double glazed window feature to the front elevation with window seat below. There is a door which gives access to a storage area.



STORAGE AREA

With a double glazed window to the rear elevation, exposed beamed ceiling and access to boiler. The storage area is divided off from the games room with a stud wall meaning it could easily be taken down to form one large room.

EXTERNALLY

COURTYARD GARDEN

The Old Chapel enjoys an enclosed low maintenance garden which is laid to flagging and has fenced and walled boundaries. The courtyard is accessed from the kitchen therefore creating an ideal space for alfresco dining.



DRIVEWAY

To the front of the property is a cobbled driveway combined with gravelled garden area. The cellar is accessed from the right hand side of the driveway.

SERVICES

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

TENURE

The property is believed to be offered freehold with vacant possession upon completion.

LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

COUNCIL TAX

For Council Tax purposes the property is banded (please confirm).

VIEWINGS

Strictly by appointment only via GSC Grays Tel: 01833 637000.

PARTICULARS

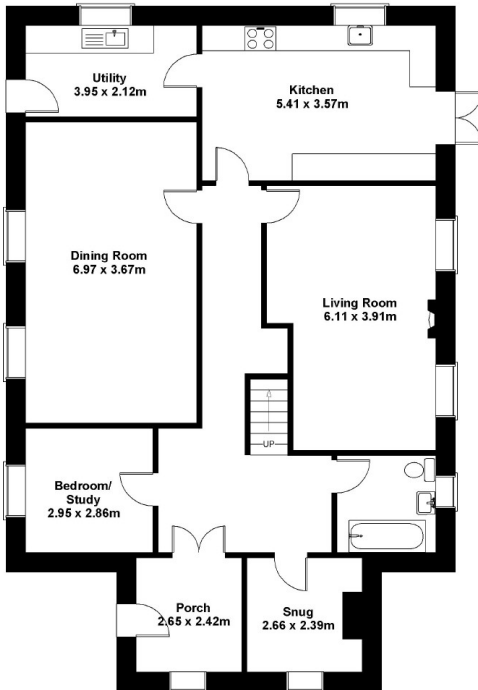
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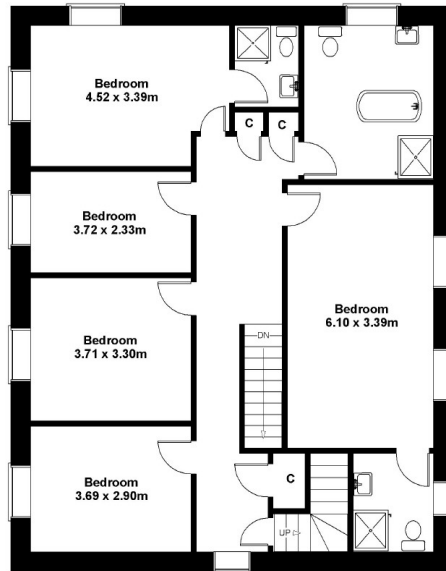
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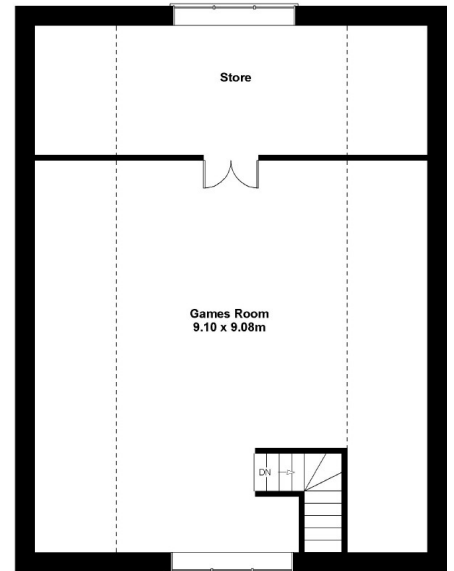
**Th Old Chapel
2 South Green
Staindrop**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales		78	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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		72	76
	EU Directive 2002/91/EC		

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