

# SCHOOL HOUSE

48 South Green, Staindrop, County Durham DL2 3LD



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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We are delighted to offer a three bedroom stone built period property requiring a degree of refurbishment, situated in the highly sought after village of Staindrop.

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, a number of shops and public house.



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### Accommodation

The accommodation briefly comprises entrance hall/study, living room, cloakroom/wc, kitchen, utility room, three bedrooms and a house bathroom. To the exterior of the property is an enclosed rear courtyard garden with ample off-street parking and garage.

### The Property

With entrance door to entrance hall/study area. Steps leading up to cloakroom/wc, kitchen and inner hall. The kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, space for electric cooker and space for dishwasher/washing machine with window to rear elevation and door to utility room. The utility room comprises a wall mounted gas central heating boiler and door to rear courtyard garden. The living room boasts dual aspect windows with views down the village and an open fireplace. There are three bedrooms and a house bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

### Externally

To the exterior of the property there is an enclosed rear courtyard/garden with timber double gates to rear and pedestrian side access gate. Ample off-street parking.

### Garage

With up and over door and personal door to side as well as storage to rear.

### Agents Note

Please note part of the roof has been replaced in September 2024 and the other half within the last 5 years ago. Asbestos has been detected in the W/C. For more information please contact GSC Grays.

### Tenure

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

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in October 2024.

Photographs taken in October 2024.

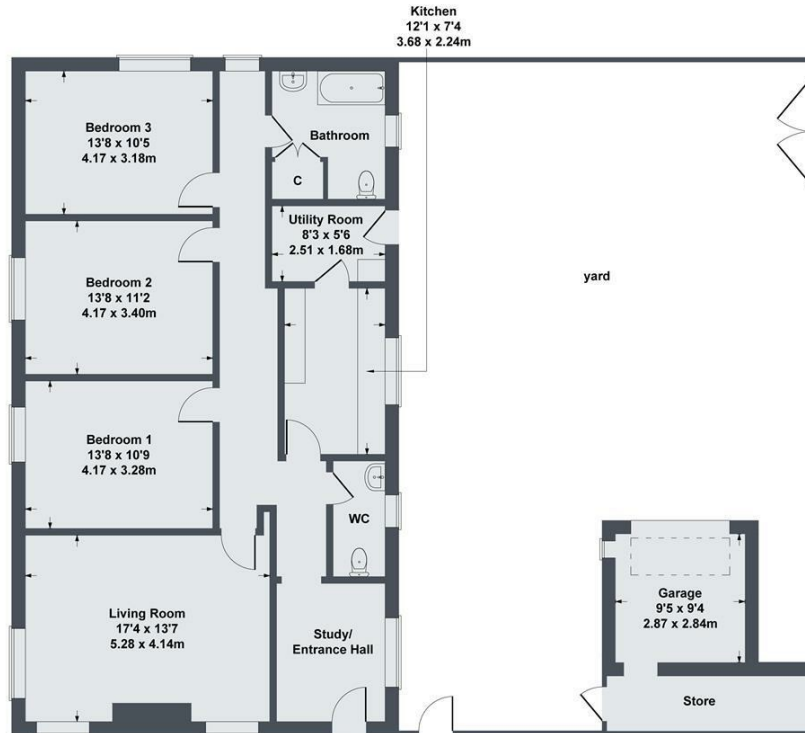
### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating. The standard Raby restrictive covenants will apply to the property regarding the erection or any permanent building or change of use or development will require consent.



## School House, 48 South Green, Staindrop


Approximate Gross Internal Area  
1332 sq ft - 124 sq m

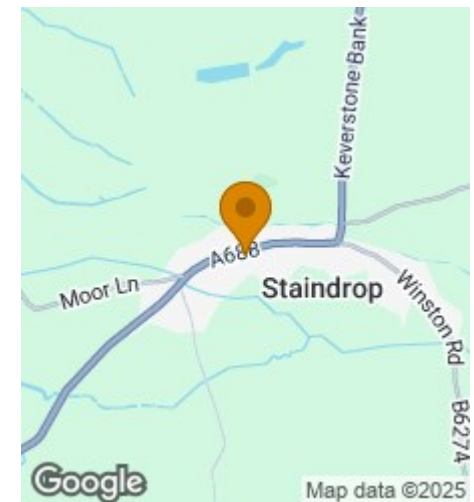


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.