



THE BEECHES
Winston, County Durham



GSC GRAYS
PROPERTY • ESTATES • LAND

THE BEECHES

WINSTON, COUNTY DURHAM, DL2 3PL

WELCOME TO 'THE BEECHES', AN IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY ON THE EDGE OF THE HIGHLY REGARDED VILLAGE OF WINSTON. THE BEECHES BOASTS SPACIOUS ACCOMMODATION, PERFECT FOR A GROWING FAMILY, AND EXTENSIVE GARDENS WITH UNINTERRUPTED VIEWS

Accommodation

Entrance Hall • Living Room • Dining Room • Study • Kitchen with Pantry
Boot Room • Utility • Orangery • Two Ground Floor Bedrooms • Conservatory
Family Bathroom • Two First Floor Bedrooms with En-Suites

Externally

Private Driveway • Garaging • Wrapping Gardens • Courtyards



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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Situation

Barnard Castle 6 miles, Darlington 11.5 miles, Richmond 12.5 Miles, Durham 22 miles, Newcastle 40 miles, A1(M) 15 miles. Please note all distances are approximate. The Beeches is ideally situated for easy access to the local towns of Darlington, Richmond and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible, bringing many areas within commuting distance. The villages of Gainford and Staindrop are only a few miles away and benefit from a post office, a number of shops and public houses.

The Property

The Beeches is a superb family home offering approximately 3,250 sq ft of accommodation. On entering the home via the entrance hall with Parquet flooring you are provided with plentiful living accommodation including a study/snug, living room and dining room with triple aspect views. A bespoke kitchen has been cleverly crafted by Nixon's and includes an oil Aga and generous pantry. Beyond the kitchen is a large orangery with dual aspect views and multi-fuel stove. A useful boot room provides an additional rear entrance to the property and leads to a convenient layout utility space. The ground floor benefits from two generous sized bedrooms and house bathroom. The conservatory adjoins onto a ground floor bedroom with triple aspect views featuring an immense ten-seater hot tub. On the first floor there are two spacious bedrooms with plenty of storage closets both with en-suite bathrooms.



Externally

The Beeches is accessed via a private driveway with impressive electronic gates. The driveway is edged with mature hedging and leads to an area with ample parking. The gardens surround the entirety of the property and are mainly laid to lawn with a mixture of mature trees and shrubs, planted borders and flagged patio areas perfect for entertaining.





Garaging

At the rear of the property is a detached double garage with electric up and over door and eaves storage space accessed via a staircase.

Services

Mains electricity and water, drainage to private septic tank, oil fired central heating.

Tenure

The property is offered freehold with vacant possession upon completion.

Local Authority

North Yorkshire County Council Tel: 0300 131 2131.

Council Tax

For Council Tax purposes the property is banded F.

Wayleaves, Easements & Rights of Way

The Beeches is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

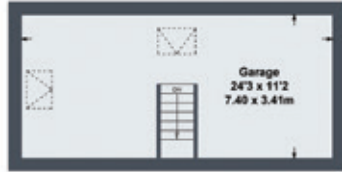
Strictly by appointment via GSC Grays.



The Beeches, Winston

Approximate Gross Internal Area
4295 sq ft - 399 sq m

Garden Room
17'5" x 11'10"
5.31 x 3.60m



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR



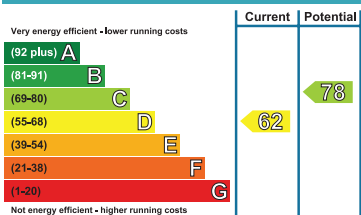
FIRST FLOOR

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. 2025

Energy Efficiency Rating



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: April 2025

Photographs taken: March 2025