

# HOLLINCROFT

Romaldkirk, County Durham



**GSC GRAYS**

PROPERTY • ESTATES • LAND

# HOLLINCROFT

ROMALDKIRK, COUNTY DURHAM, DL12 9EL

BUILT IN 1908, HOLLINCROFT IS A WELL PRESENTED DETACHED EDWARDIAN PROPERTY WITH GARAGING AND STUDIO. THE PROPERTY RETAINS MANY PERIOD FEATURES AS WELL AS UPGRADES INCLUDING SOLAR PANELS AND BATTERY SYSTEM. SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF ROMALDKIRK.

## Accommodation

Entrance Porch • Utility Room • Boot Room • Cloakroom/WC • Kitchen  
Inner Hallway • Sitting Room • Dining Room • Conservatory • Master Bedroom  
with En-Suite Shower Room • Two Further Bedrooms • House Bathroom

## Externally

Garden • Driveway/Off-Street Parking • Garaging  
Workshop • Studio/Apartment



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Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217





### Situation

Barnard Castle 6 miles, A66 8 miles, Richmond 20 miles, Scotch Corner 20 miles, Darlington 22 miles. East Coast Railway Station - London 2 1/2 hours, Durham Tees Valley Airport 25 minutes, Newcastle Airport 45 mins (all distances are approximate). Romaldkirk is a former estate village lying about 6 miles upstream on the River Tees from the market town of Barnard Castle. Romaldkirk is an extremely active village. As a resident you will be given a key to the Parish rooms which provides activities such as snooker and badminton. Shopping - Local Market towns of Barnard Castle, Richmond and Darlington. Larger centres at Teesside and the Metro Centre, Newcastle. Schools - The area is well served by good State and Independent Schools. Comprehensive school: Barnard Castle. Private Schools: Barnard Castle, Yarm School and Teesside High. Racing - Catterick, Sedgfield, Ripon, Thirsk and Newcastle.

### The Property

This Edwardian detached villa built in 1908 comprises three bedrooms, two reception rooms, two bathrooms and a separate detached studio with ample garaging and off-street parking. With an entrance porch which has original ceramic tiled floor and ample space for cloaks/storage with access to a utility room and inner hallway. The hallway, once again with original tiled floor provides access to the principal rooms and



an impressive conservatory to the front of the house. The sitting room boasts coving to ceiling, moulded picture rail and large sash windows with lovely views over open countryside, oak flooring and impressive marble fireplace with open fire. The dining room has a feature fireplace with log burning stove, sash windows, coving to ceiling and oak flooring. The kitchen has a matching range of freestanding units with timber worksurfaces, electric hob, electric double oven with spaces for dishwasher and fridge/freezer. The boot room and cloakroom/WC complete the ground floor accommodation. To the first floor there are three double bedrooms all with excellent views. The master bedroom has an en-suite shower room. The house bathroom has a freestanding bath, pedestal wash hand basin, low level WC and tiled flooring.

#### Externally

Hollincroft is approached via timber double gates providing access to a gravelled driveway and leading to a large detached garage with workshop.

#### Outbuilding

Timber built outbuilding providing two separate garages with electric car charging point. Access via an external staircase to a studio apartment comprising an open plan room and shower room.

#### Garden

Mature gardens with a well stocked variety of plants, shrubs and pond. There is a secluded flagged stone patio area to the rear of the property ideal for alfresco dining.

#### Services

Mains electricity, drainage and water are connected. Electric heating is via radiators and underflooring heating. Please note, the property benefits from a large bank of solar panels and battery storage system making the property extremely efficient to run.





#### Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

#### Wayleaves, Easements & Rights of Way

Hollincroft 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.



# Hollincroft, Romaldirk

Approximate Gross Internal Area  
3520 sq ft - 327 sq m

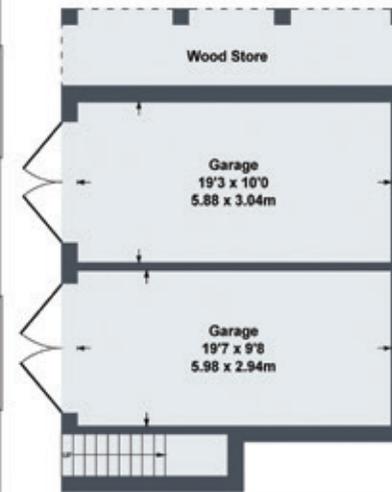
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

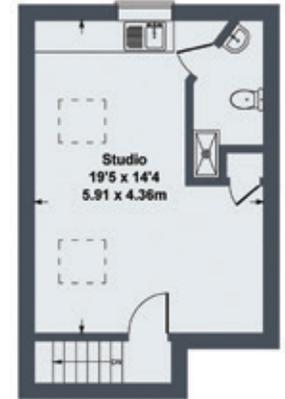
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**GARAGE**



**OUTBUILDING GROUND FLOOR**



**FIRST FLOOR**

### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	76	81

### 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: May 2025

Photographs taken: XX XX