



CLEVELAND HOUSE 9 SOUTH GREEN  
Staindrop



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# CLEVELAND HOUSE 9 SOUTH GREEN

Staindrop, County Durham, DL2 3LD

Nestled in the charming village of Staindrop, Darlington, this beautifully refurbished property offers a delightful blend of modern comfort and traditional appeal. Overlooking the picturesque village green, this four bedroom property is perfect for those seeking a tranquil yet vibrant community atmosphere.

## ACCOMMODATION

- \* Village green location
- \* Recently refurbished
  - \* Four bedrooms
- \* Two reception rooms
- \* Kitchen/breakfast room
- \* Enclosed rear garden
  - \* Garage



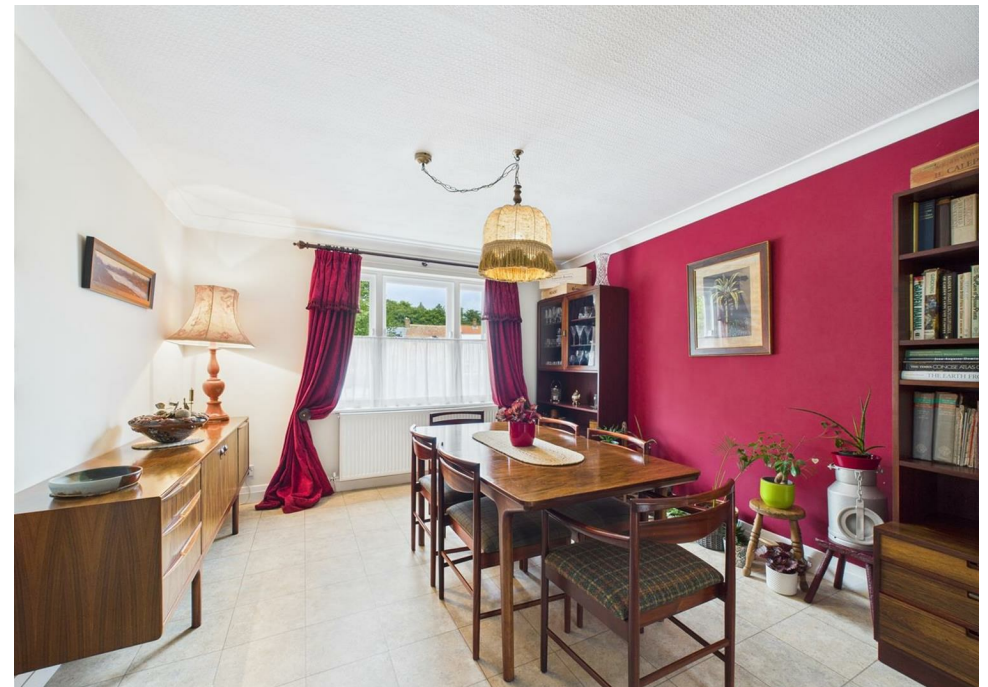
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## The Property

Nestled in the charming village of Staindrop, Darlington, this beautifully refurbished property offers a delightful blend of modern comfort and traditional appeal. Overlooking the picturesque village green, this four bedroom property is perfect for those seeking a tranquil yet vibrant community atmosphere. Boasting four bedrooms, this home provides ample space for families or those wishing to accommodate guests. The two well-appointed reception rooms are ideal for both relaxation and entertaining, allowing for a seamless flow of light and warmth throughout the living areas. The recent refurbishment has been completed to a high standard, ensuring that the interiors are both stylish and functional. The property also features two modern bathrooms, catering to the needs of a busy household. Outside, the enclosed garden offers a private sanctuary for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the garage provides convenient storage or parking options, adding to the practicality of this lovely home. With its prime location, generous living space, and high-quality finishes, this property is a rare find in the heart of Staindrop. It presents an excellent opportunity for those looking to settle in a welcoming village environment while enjoying the comforts of a contemporary home.







### Location

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, GP Surgery, a number of shops and public house.

### Ground Floor

With timber entrance panelled door to entrance hall with built-in storage cupboard, staircase to first floor, understairs storage cupboard, Kardean flooring and doors to ground floor accommodation. The living room has dual aspect with window overlooking the village green, patio doors to rear garden and multi-fuel cast iron stove. There is a cloakroom to the rear of the hallway with window to rear garden, low level WC and vanity wash hand basin. The dining room has a window to front elevation overlooking the village green with Kardean flooring and glazed panelled double doors to the kitchen. The kitchen/breakfast room has a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, electric halogen hob, electric oven, extractor hood, dishwasher and window overlooking the rear garden. To the rear of the kitchen, via a glazed panelled door to utility room with a further range of matching units, space and plumbing for washing machine, sink unit, window to rear elevation and stable style door to rear garden.





## First Floor

There is a dual aspect master bedroom with exposed floorboards and en-suite shower room comprising step-in shower cubicle, low level WC and vanity wash hand basin. There are three further bedrooms on the first floor, two with fitted wardrobes. The house bathroom comprises a panelled bath with shower over, low level WC and vanity wash hand basin.

## Externally

### Garden

To the rear of the property there is an enclosed rear garden, mainly laid to lawn with blocked paved patio area, planted borders and walled boundaries. There is also a personal door to the garage and a timber gate to the rear with right of way.

### Garage

With power, light and up and over door

### 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 E.

### Particulars

Particulars written in June 2025.

Photographs taken in June 2025.

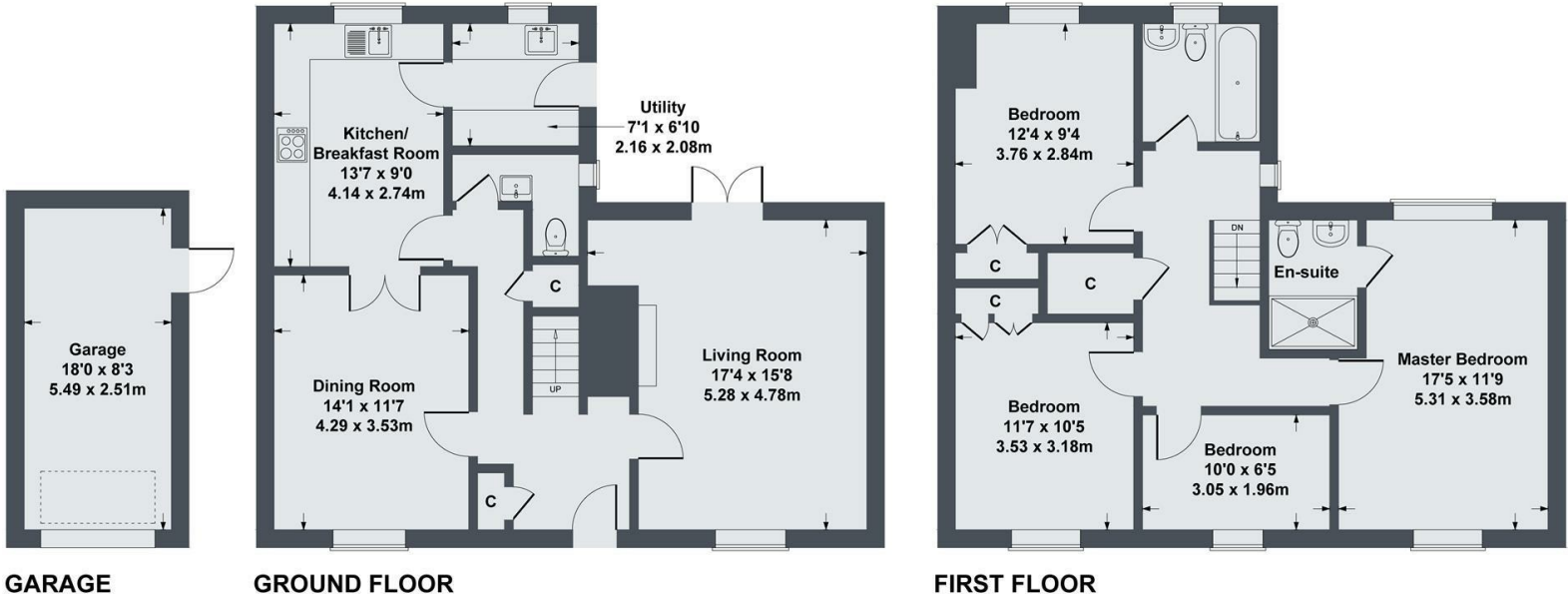
### Services and Other Information

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



# Cleveland House, 9 South Green, Staindrop

Approximate Gross Internal Area  
1673 sq ft - 155 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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