



EMMERSON HOUSE  
Hilton, Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND



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# EMMERSON HOUSE

Darlington, DL2 3JA

Please note, a date for the closing date for Emmerson House has been set for Friday the 25th of July at 12pm. Please contact GSC Grays for more information.

Emmerson House is a period property offering a wonderful opportunity and immense potential, the property currently boasts three bedrooms, attached barn and south facing garden with stunning views situated in the small hamlet of Hilton.

## ACCOMMODATION

- \* Period property
- \* Three bedrooms
- \* Huge potential (subject to planning)
- \* South facing garden
- \* Attached barn
- \* No onward chain



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## Situation & Amenities

Hilton is a rural hamlet which lies between the A688 Barnard Castle to Bishop Auckland road and the B6279 Staindrop to Darlington road. The local village of Ingleton benefits from a primary school, public house and active village hall community. Hilton is within easy reach of the well established towns of Darlington, Bishop Auckland and Barnard Castle all of which offer an excellent range of local and national retailers, restaurants and leisure opportunities. The historic town of Barnard Castle offers state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market.







### The Property

This period house presents a wonderful opportunity for those seeking a blend of character and modern living. Boasting three bedrooms and two bathrooms, this home is perfect for families or those looking for extra space.

The property features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The south-facing garden is a true highlight, offering stunning views and a sun-drenched space for outdoor relaxation and gardening enthusiasts.

Additionally, the house comes with a barn, which holds immense potential for conversion or development, subject to planning consent. This feature adds a unique aspect to the property, allowing for creative possibilities to enhance your living experience.

Set in a picturesque hamlet, this home provides a peaceful retreat while still being conveniently close to local amenities. With its blend of period charm and modern potential, this property is a rare find in the market. Don't miss the chance to make this delightful house your new home.





## Ground Floor

With entrance door from a small forecourt area to the front of the property with further doors to ground floor accommodation including bathroom and double reception room. The living/dining room is a generous space with stone fireplace and patio doors and windows overlooking the rear garden. The kitchen has a matching range of wall and base units, sink unit and space for fridge, freezer, cooker and washing machine or dishwasher. There is a further reception room/sitting room with fireplace and door to utility room and cloakroom/wc.

## First Floor

With doors to three bedrooms and a house shower room with low level WC and wash hand basin.

## Externally

### Barn

Attached to the house is a barn offering huge potential for further development, subject to necessary planning consent. Power, light and central heating boiler.

### Garage

With sliding doors and light.

### Garden

Enclosed rear garden mainly laid to lawn with patio area, side access gate and walled boundaries. Access to the rear garden is shared with the neighbouring property.

## Agents Note

The standard Raby restrictive covenants will apply to the property regarding the erection of any permanent building or change of use or development will require consent.

## 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 July 2025.

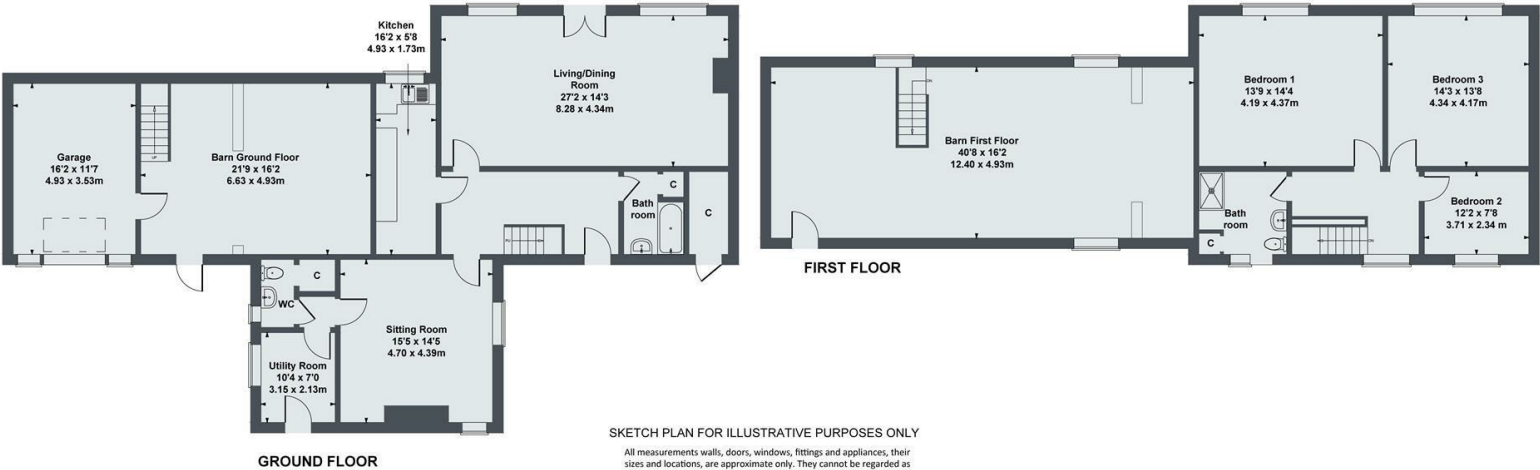
Photographs taken in July 2025.

## Services and Other Information

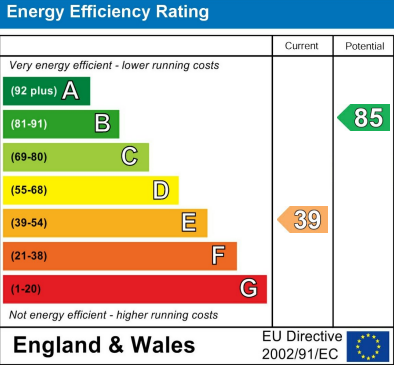
Mains electricity, drainage and water are connected with oil central heating.

Emmerson House, Hilton

Approximate Gross Internal Area  
2977 sq ft - 277 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



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