



**DOWNHOLME**  
Cleasby, Darlington





# DOWNHOLME

CLEASBY, DARLINGTON DL2 2RB

DOWNHOLME IS AN EXCEPTIONAL COUNTRY RESIDENCE SET IN 5.7 ACRES WITH A DETACHED BUNGALOW ANNEXE AND STABLES. SET WITHIN BEAUTIFULLY MAINTAINED GARDENS AND WITH EXTENSIVE PADDOCKS, THIS ATTRACTIVE PROPERTY IS POSITIONED ON THE EDGE OF THE HISTORIC, PICTURESQUE VILLAGE OF CLEASBY.

ENJOYING A TRANQUIL RURAL SETTING WITH FAR REACHING VIEWS YET WITH EXCELLENT ACCESS TO DARLINGTON AND KEY TRANSPORT LINKS, DOWNHOLME OFFERS A RARE COMBINATION OF PRIVACY, SECLUSION, LIFESTYLE AND CONVENIENCE.

## Downholme Accommodation

Spacious Reception Hall • Sitting Room • Dining Room • Study • Sociable Kitchen and Dining Room • Garden and Family Room • Utility Room  
Ground Floor W.C. and Cloakroom • Sauna • Principal Bedroom with En Suite Bathroom • Guest Bedroom with En Suite Bathroom  
Three Further Double Bedrooms • Family Bathroom

## Detached Annexe Bungalow Accommodation

Entrance Hall • Modern Kitchen • Living Room • Cloakroom/W.C. • Two Double Bedrooms, Each with Dressing Room and En Suite

## Externally

Sweeping Driveway • Electric Gates • Double Garage with Electric Roller Doors and Tiled Floor • Machinery Store with Double Doors to Paddocks • Four Stables, One Currently Set Up as a Goat House with Potential for Kennels • Large Private Rear Courtyard for Tucked-Away Family Parking • Sweeping Front Driveway with Guest Parking • Log Cabin • Private Decking and Patio Areas • Well-Maintained Gardens • Fruit Trees • Expansive Lawns • Gardener's W.C.  
Three Fenced Paddocks • In All, Around 5.7 Acres



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Tel: 01377 337180

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Tel: 01524 880320

### Situation and Amenities

Cleasby is a historic, picturesque village surrounded by fields and countryside, with a church, village hall and green. This secluded location is perfect for those seeking a rural lifestyle yet with close proximity to the bustling town of Darlington, which offers an abundance of amenities including high street shops, schools, a theatre, cinema, library, college, doctors, dentists and restaurants, to name a few.

The River Tees lies just to the north of the village, with the Low Coniscliffe River Walkway running alongside. There are further walking and riding trails just on the doorstep, whilst the river itself offers sporting activities such as kayaking and angling.

The village is within easy access of commuting links, with a train station at Darlington and airports at Teesside (approximately 8.7 miles), Newcastle (approximately 46 miles) and Leeds (approximately 58 miles).

### Downholme

This impressive home opens into a welcoming entrance vestibule leading through to a spacious main hallway with cloak storage and a ground floor w.c. The heart of the property is a superb, open plan family living, dining and kitchen space featuring quality, solid Canadian Oak units, granite work surfaces, a circular

breakfast bar and wonderful views over the rear fields. A large utility room adjoins, offering further storage, work surfaces and access to the boiler room, sauna, courtyard and garaging.

The ground floor also includes a bright family room, a formal dining room and a charming snug: ideal for quiet relaxation. The principal sitting room is generously proportioned with a feature fireplace and dual aspect windows providing abundant natural light.

Upstairs, the galleried landing gives access to a range of spacious bedrooms. There is a choice of two potential principal suites,



one of which enjoys dual aspect views across the gardens and paddocks towards the Cleveland Hills in the distance, complete with fitted wardrobes and an en suite with jacuzzi bath. Another wonderful suite also overlooks the gardens and has fitted furniture and an en suite bathroom.

There are three further double bedrooms, all serviced by the house bathroom. One of these has its own dressing room whilst another benefits from a full range of fitted wardrobes.

### The Bungalow

The self contained, detached bungalow offers superb flexibility for multi generational living or luxurious guest accommodation. It features a large living room with a bow window and terrace views over the paddock, along with two double bedrooms, each with fitted furniture, dressing room and en suite. In the hallway, there is a cloakroom and w.c for convenience. There is considerable scope for growth into the adjacent stable and storage buildings if further accommodation is needed.

### Equestrian & Outbuildings

A well designed, gated courtyard provides access to high quality stabling, storage areas, feed preparation space and former goat pens/kennels. Additional storage buildings offer excellent capacity for machinery or further rural pursuits.

The property includes several immaculate, fenced paddocks to the north, east and south, along with water supply and a field shelter. Solar panels on the south-facing stable roof help to keep electricity costs to a minimum.

### Grounds & Gardens

The private, immaculately maintained, wraparound gardens are perfect for entertaining. There are mature fruit trees, lawned areas, hedging, fencing and multiple sun terraces including a beautiful south facing raised deck with adjacent pond. There is also a log cabin with power and insulation.

### Garage and Parking

The property is accessed via electric gates opening up to a long sweeping driveway. This leads up to a visitor parking area at the front of the main house and continues around to an inner courtyard and the double garage with convenient electric roller doors.



### Owner's Insight

Life at Downholme is idyllic and pleasurable; there is vast, open countryside with far-reaching views to the Cleveland Hills and woodland to one side.

We love the freedom, security, fresh air and healthy living at this beautiful, secluded location and we've thoroughly enjoyed our hobbies of keeping goats, horses, hens and sheep.

There is easy access to amenities and good commuting links via rail and motorway.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

### What3Words Location

///turkey.until.warm

### Local Authority

North Yorkshire Council. Council tax band G.

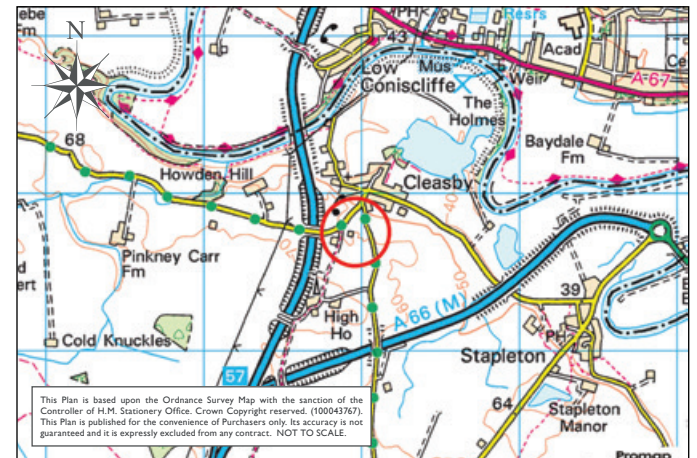
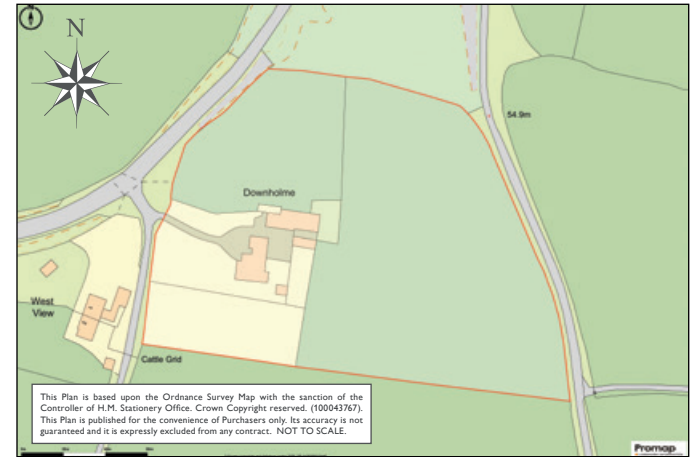
### Services

Mains electricity enhanced by 3KW solar panels. Mains water with private drainage. Oil-fired central heating and calor gas to the annexe bungalow.

### Wayleaves and Covenants

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





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	76
(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	
57	

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Particulars written: March 2026  
 Photographs taken: March 2026

