



27 BEAUMONT HILL
Darlington



GSC GRAYS

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27 BEAUMONT HILL

Darlington, DL1 3NQ

A stunning six bedroom detached executive family home situated on the outskirts of Darlington. Finished to an exceptional standard over three floors with high specification and including Bespoke kitchen, a grand entrance hall, open plan kitchen/diner and sitting room. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

- * Immaculately presented
- * Executive detached family home
 - * Six bedrooms
 - * Bespoke kitchen
- * Master bedroom suite
- * Five further double bedrooms
 - * Garden
 - * Double garage
 - * Off street parking



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

The property is situated in the desirable area of Beaumont Hill, Darlington. For the commuter the A1, A67 and A68 provide links with major commercial centres of the North East. Darlington main line railway station and Durham Tees Valley International Airport offers further communications with the rest of the country.

The Property

Nestled in the desirable area of Beaumont Hill, Darlington, this immaculately presented executive family home offers a perfect blend of modern living and spacious comfort. With six generously sized bedrooms, including a luxurious master bedroom suite, this property is designed to accommodate families of all sizes.

The home boasts three elegant reception rooms, providing ample space for both relaxation and entertaining. Each room is thoughtfully designed to create a warm and inviting atmosphere, making it ideal for family gatherings or hosting friends. The four well-appointed bathrooms ensure that there is no morning rush, catering to the needs of a busy household.

Outside, the property features a large garden, perfect for children to play or for hosting summer barbecues. The double garage provides secure parking, offering convenience and peace of mind.

This modern house is not just a home; it is a lifestyle choice, offering comfort, space, and a touch of luxury in a sought-after location. Whether you are looking for a family residence or a place to entertain, this property is sure to impress. Do not miss the opportunity to make this stunning house your new home.





Accommodation

Ground Floor

With double doors to grand entrance hall with Amtico flooring, panelled walls, staircase to first floor and doors to ground floor accommodation. The lounge boasts a generous bay window to front elevation, feature fireplace and coving to ceiling. The sitting room is open to the kitchen/diner and has a bay window to front elevation and inset real flame effect fireplace. The bespoke kitchen comprising a matching range of wall and base units incorporating twin sinks, granite worktops, mirrored splashback, space for Rangemaster oven, integrated fridge, dishwasher and undercounter freezer, breakfast island with granite worktop, Amtico flooring and dining area. The dining area provides ample dining space with Amtico flooring, patio doors to rear garden, double doors to entrance hall and doors to utility room, rear entrance porch with further door to ground floor cloakroom/wc.

First Floor

With impressive galleried landing with window to front elevation, panelled walls, staircase to second floor and doors to bedroom accommodation. The master bedroom suite comprises a double room with en-suite shower room with 'his and hers' sinks and dressing room including fitted furniture. There is a further bedroom with en-suite shower room on the first floor along with two further double bedrooms and a house bathroom. This stunning bathroom comprises a freestanding bath, waterfall shower, crystal wash hand basin, low level wc and fully tiled walls and flooring.



Second Floor

There are two further bedrooms on the second floor, one with en-suite shower room currently used as a games/tv room. The second bedroom has plumbing for a further en-suite shower room.

Externally

To the front is a grand driveway with ample off-street parking and gated access to rear. To the rear of the property there is a large enclosed gravelled area providing further off-street parking with potential for grassed area. Patio area directly to the rear of the property and personal door to garage.

Double Garage

With up and over door, power, light and personal door to side elevation.

Tenure

The property is believed to be offered freehold with vacant possession on completion. The Freehold forms part of a large title which will be amended on sale.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

Particulars

Particulars written in April 2026.

Photographs taken in April 2026.

Conditions of Sale - Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services and Other Information

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

27 Beaumont Hill, Darlington DL1 3NQ

Approximate Gross Internal Area
4522 sq ft - 420 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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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