THE PARLOR HALLIWELL FARM

Heighington, County Durham DL2 2UX

GSC GRAYS

PROPERTY • ESTATES • LAND

THE PARLOR HALLIWELL FARM

Heighington, County Durham DL2 2UX

INDIVIDUALLY DESIGNED BARN CONVERSION (size 2,743sqft 255sqm) set in open countryside in an exclusive development of 4 NEW private homes near to the pretty rural village of Heighington.

Welcome to Halliwell Farm.

Watertight shell House, finished Garage and external areas from £675,190
Finished House, Garage and external areas from £825,500
(All prices dependent on specifications chosen)

GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK

The Parlor

The Parlor offers a spacious four bedroom detached barn conversion with a large garden, a separate double garage and private driveway. This property offers a unique opportunity for the purchaser to customise the interior to their own specifications.

The Parlor occupies a plot of approximately 7,514 sq ft and offers 2,530 sq ft of accommodation over two floors.

The light filled spacious entrance hall offers a WC, Cloaks, split staircase and 2 separate reception rooms and a spacious open plan kitchen diner with orangery that leads onto the garden. There is a further entrance to the property at the rear, opening into the large Utility/pantry which opens into the kitchen.

To the first floor, a large master bedroom with dressing room and en-suite, 1 large double with en-suite and 2 large double bedrooms with a family bathroom. The internal design can be personalized on request.

To the exterior, a generous driveway and pathway around the rear of the house, large garden to the east and south and a detached large double garage with private parking.

The popular village of Heighington is less than 1 mile away and can be walked to on a picturesque footpath directly from Halliwell Farm or via country lanes. The village offers a variety of amenities including a popular pre-school and primary school, two country pubs, a grocery store, hairdressers, historic church and village Hall. Two luxury spa hotel facilities are within 7 miles. The A67 and A1(M) are easily accessible within 4 miles. There is a good selection of senior school choices both state and private within easy reach and a wide selection of supermarkets at Bishop Auckland (6 miles). Mainland train stations at Darlington (6 miles) and Durham (15 miles) and International Airports at Newcastle (35 miles) and Leeds Bradford (55 miles). (please note all distances are approximate).

Services

Mains water and electricity. Drainage via individual Biodisc Klargester. Air source heating system. Planning permission has been granted for solar panel installation. Electric car charging provision. 5G internet connection available.

Planning Permission

Approved planning via Darlington Borough Council reference number 23/00345/full

Energy Performance Certificate

The property does not yet have an EPC. A report will be commissioned should the property be sold as a completed unit.

Wayleaves, Easements and Rights

The Parlour 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.

Local Authority and Council Tax

The property is believed to be offered Freehold with vacant possession upon completion.
Darlington Borough Council Tel: 03000 26 00 00.
For Council Tax purposes the property is yet to be banded.

Viewings

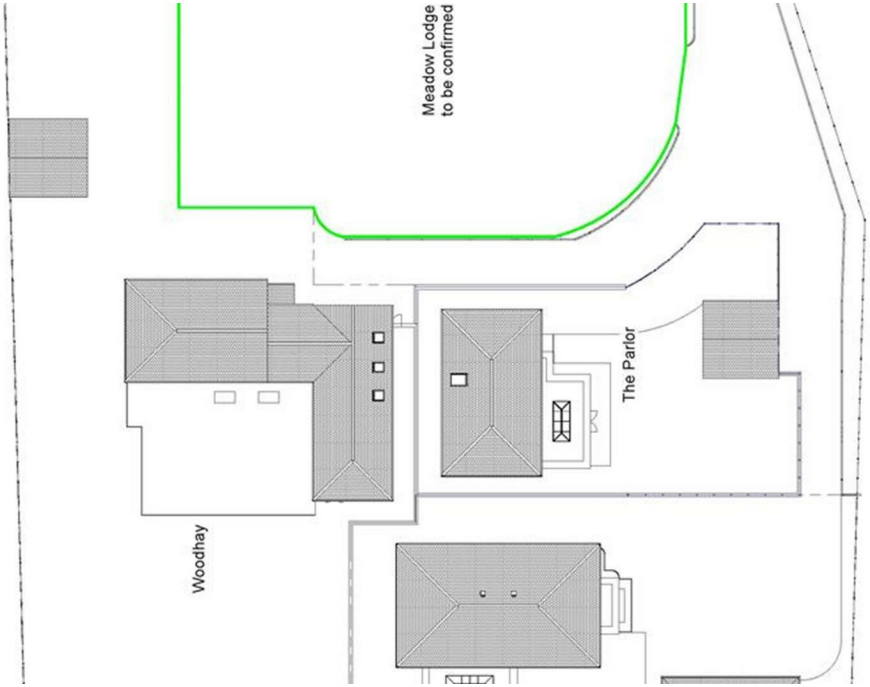
Strictly by appointment via GSC Grays.

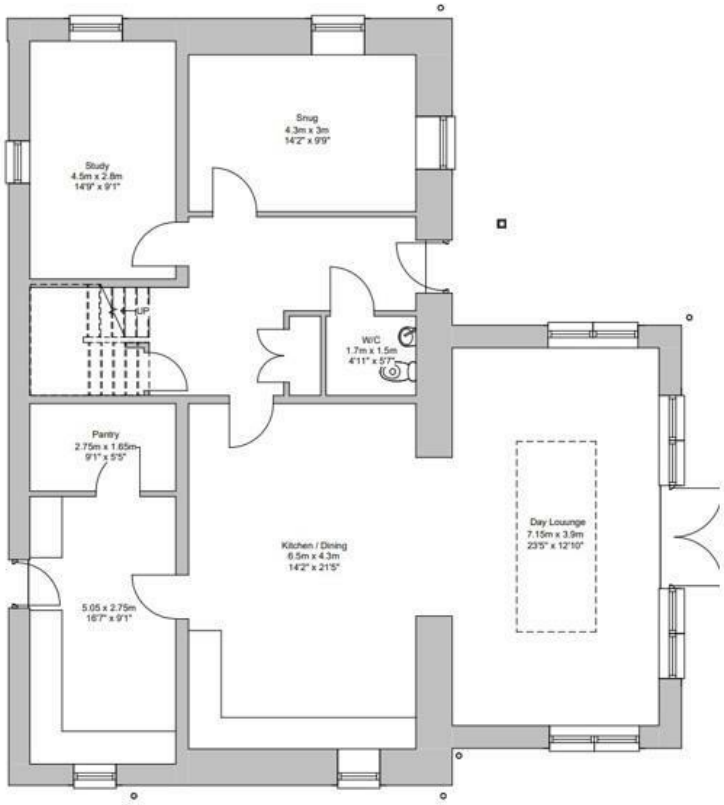
Particulars

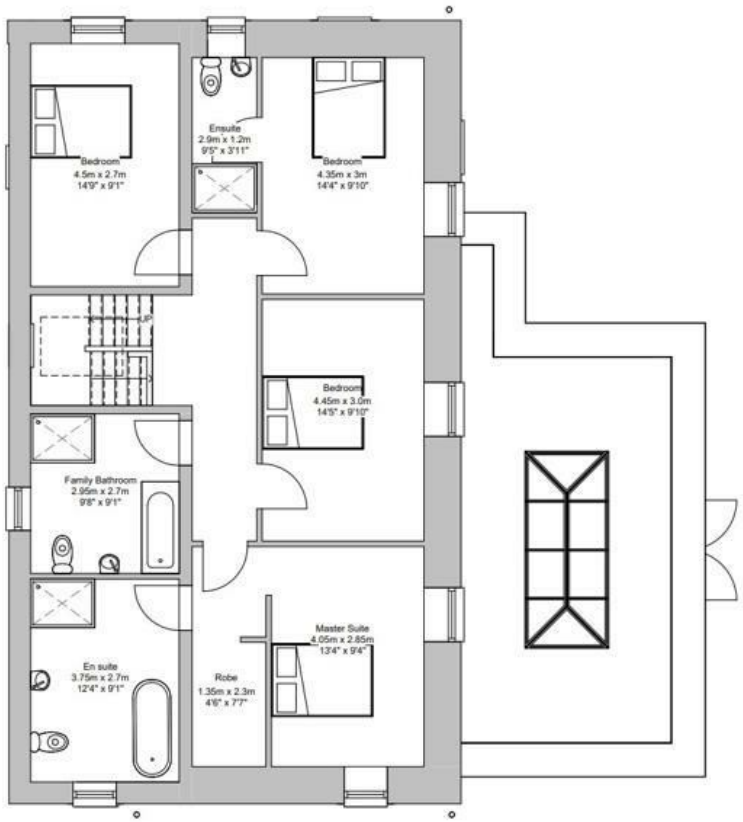
Particulars written in June 2024.
Plans produced in June 2024.

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.







Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.