TOWN END HOUSE 2 STOBB HILL

Gainford, County Durham DL2 3EP

GSC GRAYS

PROPERTY • ESTATES • LAND

TOWN END HOUSE 2 STOBB HILL

Gainford, County Durham DL2 3EP

Situated on the outskirts of the charming village of Gainford, this spacious four/five bedroom barn conversion offers a unique blend of rustic charm and modern living. With its picturesque setting overlooking and adjoining beautiful farmland, this property is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

* Spacious 4/5 bedroom barn conversion
* Three reception rooms
* Immaculate gardens
* Double garage and driveway
* Situated on the outskirts of Gainford overlooking adjoining farmland
* Sought after village

GSC GRAYS

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Situation & Amenties

Barnard Castle 9 miles, Darlington 8 miles, Richmond 11 miles, Durham 23 miles. Please note all distances are approximate. Located within the village of Gainford which is ideally situated for easy access to the local towns of Darlington and Barnard Castle, whilst the cities of Newcastle, Durham, York and Leeds are within reach. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. Town End House is situated on the outskirts of the historic village of Gainford, on the banks of The River Tees, benefits from a primary school, hairdresser, village store, doctor's surgery, public house and village hall.

The Property

This spacious 4/5 bedroom barn conversion offers a unique blend of rustic charm and modern living. With its picturesque setting overlooking and adjoining beautiful farmland, this property is perfect for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

Upon entering, you are welcomed into a generous living space that boasts a double reception room, providing ample room for both relaxation and entertaining. The open-plan design allows for a seamless flow between the areas, making it ideal for family gatherings or hosting friends. The four well-proportioned bedrooms offer comfortable accommodation, ensuring that there is plenty of space for family or guests. The property also features two modern bathrooms, designed with both style and functionality in mind, catering to the needs of a busy household. Outside, the property benefits from a double garage and a spacious driveway, providing convenient parking and additional storage options. The surrounding farmland adds to the appeal, offering stunning views and a sense of peace and privacy.

This barn conversion is a rare find in a sought-after location, combining the best of countryside living with the comforts of a contemporary home. Whether you are looking to settle down in a serene environment or seeking a family home with character, this property is sure to impress.

Accommodation

Ground Floor

With glazed entrance door to entrance hall, door to cloakroom/wc and further door to living/dining room. The living/dining room is a double reception space with arch windows and doors to exterior, exposed beams and stone fireplace with inset log burning stove. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, breakfast bar, space for American style fridge freezer, space for Range style cooker, space for dishwasher. To the rear of the kitchen is a generous sized utility room with built-in storage cupboard, door to exterior and space and plumbing for washing machine. The property also boasts a third reception room currently used as a study or could be used as a fifth bedroom.

First Floor

With galleried landing and built-in storage cupboard. The master bedroom has an en-suite shower room. There are three further bedrooms on the first floor and a house bathroom comprising a panelled bath with electric shower over, pedestal wash hand basin, low level WC and tiled walls and floor.

Externally

Garden

A beautifully presented garden with wall and hedged boundaries mainly laid to lawn with patio area, vegetable garden with raised beds, planted borders and greenhouse.

Driveway

Gated driveway providing off-street parking for five vehicles.

Garage

Double garage with two up and over doors, power, light and personal door to side elevation.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

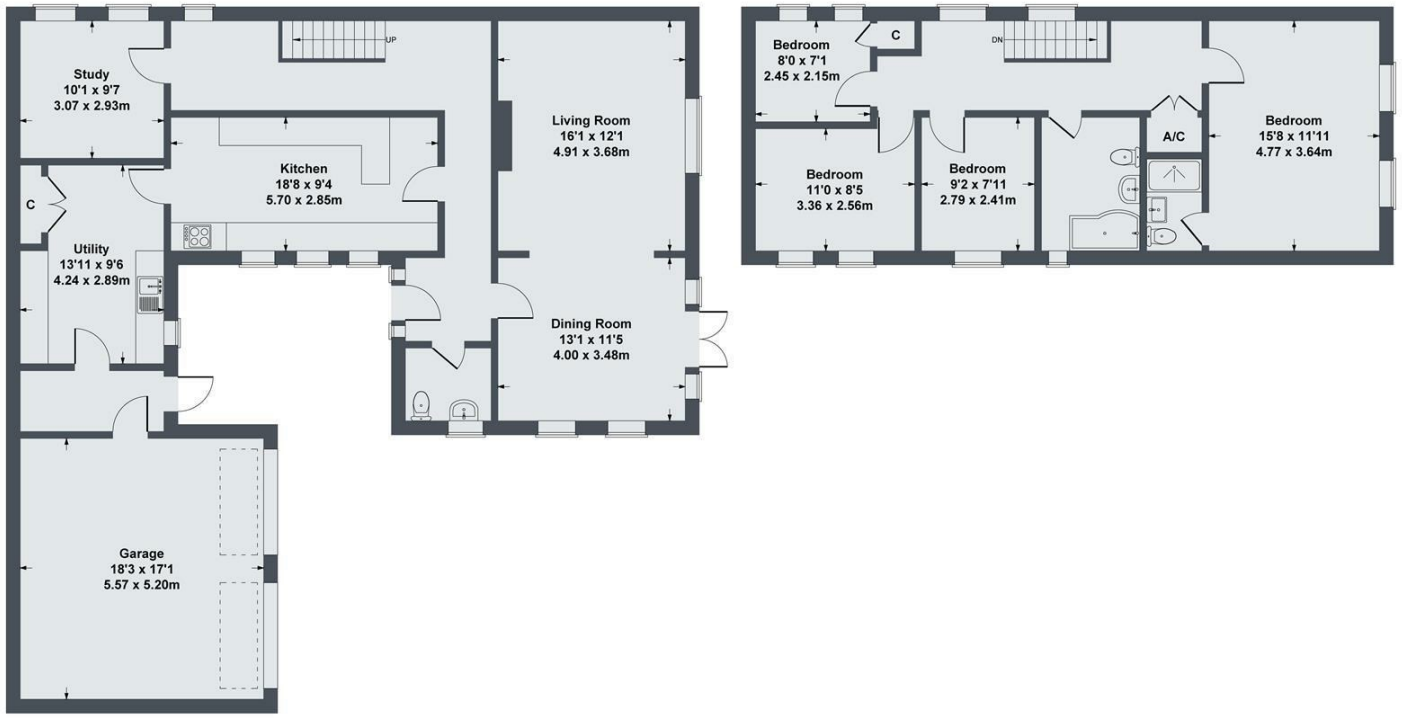
Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded F

Particulars

Particulars written in June 2026.
Photographs taken in June 2026.

2 Stobb Hill, Gainford

Approximate Gross Internal Area
2131 sq ft - 198 sq m

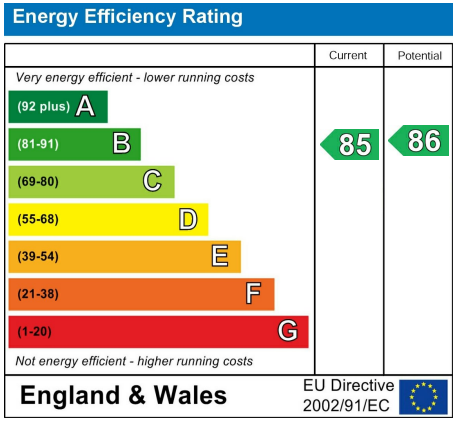


GROUND FLOOR **FIRST FLOOR**

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



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