THE HALL HALLIWELL FARM

Heighington, County Durham DL2 2UX

GSC GRAYS

PROPERTY • ESTATES • LAND

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Heighington, County Durham DL2 2UX

This stunning five bedroom detached home, with separate double garage and private driveway is located in a beautiful rural setting. This property offers uninterrupted south facing panoramic views over open countryside, and has a prime location on this exclusive development of five bespoke properties.

Watertight shell detached house, watertight separate double garage - offers from £820,895 (depending on specifications chosen)
Finished price £994,995 (depending on specifications chosen)

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, church and village Hall. Redworth Hall Hotel and Spa is situated within 2 miles. The A67 and A1(M) are easily accessible within 4 miles. There is a good selection of senior school choices both private and state within easy reach and a 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).

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

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK

The Hall

This property occupies a plot of approximately 17,394 sq ft and offers 3013 sq ft of accommodation over two floors. Ground floor offers a lobby area, entrance hall, study, sitting room, WC, cloakroom, boot room, a further WC, Utility room, plant room and spacious open plan kitchen with separate pantry, dining room and Garden room. To the first floor, a large master bedroom with dressing room and en-suite, 3 double bedrooms with family bathroom, and a large double bedroom with en-suite. The internal design can be personalised on request. To the exterior are generous gardens, south and east facing, a detached double garage** and a private driveway with ample parking. ** The property benefits from planning permission for a six berth garage with living accommodation above.

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 Hall 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

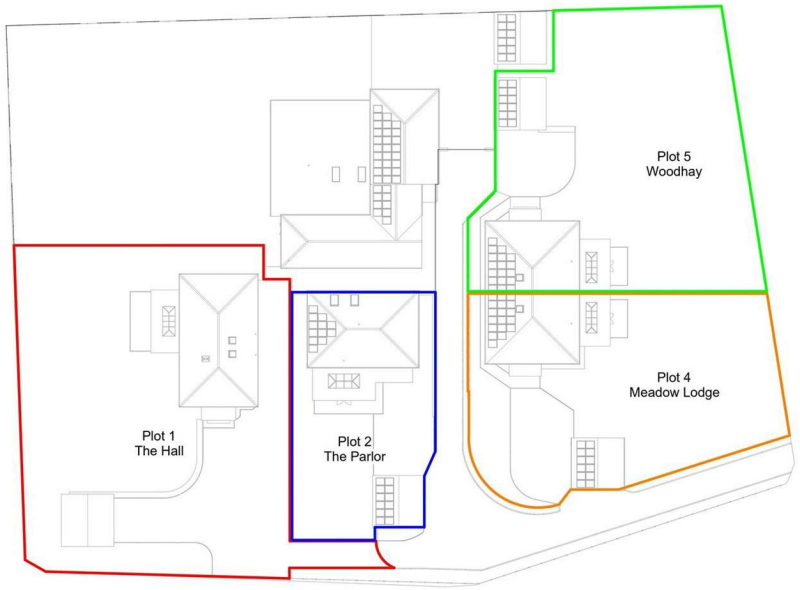
The property is believed to be offered Freehold with vacant possession upon completion.
Darlington Borough Council Tel: 03000 26 00 00.
For Council Tax purposes the property is yet to be banded.

Viewings

Strictly by appointment via GSC Grays.

Particulars

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



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.