



27 BEAUMONT HILL

Darlington, DL1 3NQ



GSC GRAYS

PROPERTY • ESTATES • LAND

---

# 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.

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



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@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.



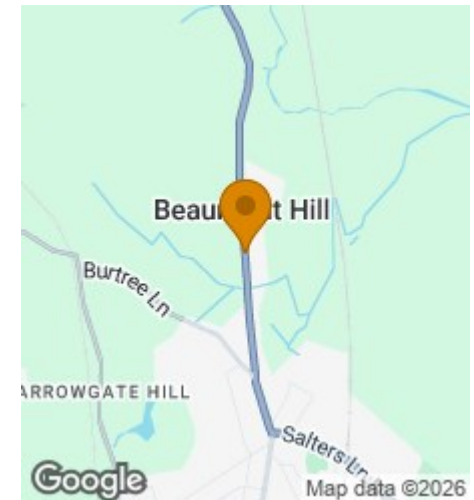
# 27 Beaumont Hill, Darlington DL1 3NQ

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) <b>A</b>                          |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



## 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.