



CLEASBY GRANGE BARN, STAPLETON
Darlington DL2 2QR



GSC GRAYS

PROPERTY • ESTATES • LAND

CLEASBY GRANGE BARN, STAPLETON

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Nestled near the charming village of Stapleton, this stunning new barn conversion offers a unique blend of modern living and rustic charm requiring final fix. Spanning an impressive 2,900 square feet, this newly built property boasts an attractive stone exterior that harmonises beautifully with its rural surroundings. Available with no onward chain.

ACCOMMODATION

Attractive Stone-Built Barn
Four Bedrooms & Five Bathrooms
Large Kitchen/Dining/Living
Rural Setting & Countryside Views
Double Garage & Garden
No Onward Chain
Final Fix Required



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Location

Stapleton retains a gentle rural charm, with a small number of local shops nearby, several traditional pubs and restaurants. The village's heart is the welcoming Bridge Inn, renowned for its real ale selection, roaring log fire, and a relaxed, dog friendly atmosphere.

Despite its peaceful location, Stapleton remains well connected. Regular bus services link the village with Darlington and Richmond, offering ease of travel for shopping, schooling or commuting.

Darlington's wider range of shops, services and transport links including rail and road networks are just a short drive away, granting an ideal blend of rural tranquility and urban convenience.





The Property

Upon entering, you are welcomed into a spacious and inviting open-plan living, dining, and kitchen area, perfect for both entertaining guests and enjoying family time. The design maximises natural light, creating a warm and airy atmosphere throughout the home. With four generously sized bedrooms, each thoughtfully designed to provide comfort and privacy, this property is ideal for families or those seeking extra space.

The property features five bathrooms, ensuring convenience for all residents and guests. Additionally, the double garage and off-street parking accommodate up to six vehicles, making it perfect for those with multiple cars or visitors.

Outside, the garden and courtyard area provide a tranquil retreat, allowing you to soak in the picturesque countryside views that surround the property. This rural location offers a peaceful lifestyle while still being within easy reach of local amenities and transport links.

In summary, this exceptional barn conversion near Stapleton is a rare find, combining modern comforts with the beauty of rural living. It is a perfect opportunity for anyone looking to invest in a spacious and stylish home in a serene setting.



Agent's Note

A superb opportunity for a purchaser to design, specify and complete this magnificent converted barn. The property is sold as seen and is ready for final fix. A provision/contribution will be made by the vendor towards the kitchen, subject to an acceptable offer. Planning Reference: 19/00690/VAR

Accommodation

The accommodation comprises an entrance hall, 39 ft living/kitchen/dining, sitting room with bi-folding doors, utility room, shower room/w.c, two bedrooms both with ensuite shower room, first floor landing, master bedroom with ensuite bathroom and a further bedroom with ensuite shower room.

Externally

To the exterior of the property there is a raised lawned garden, patio area and a further courtyard area to the front of the property.

Double Garage

With two electric roller shutter doors, power and light. Personal door to side elevation.

Driveway

Gravelled driveway providing off street parking.

EPC

To be confirmed, once the heating system is operational.

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.

Local Authority and Council Tax

North Yorkshire Council. Council Tax: TBC/Assessed

Services

Mains electricity is connected. Private water supply and drainage. Heating & hot water via Air Source Heat Pump.

Viewings

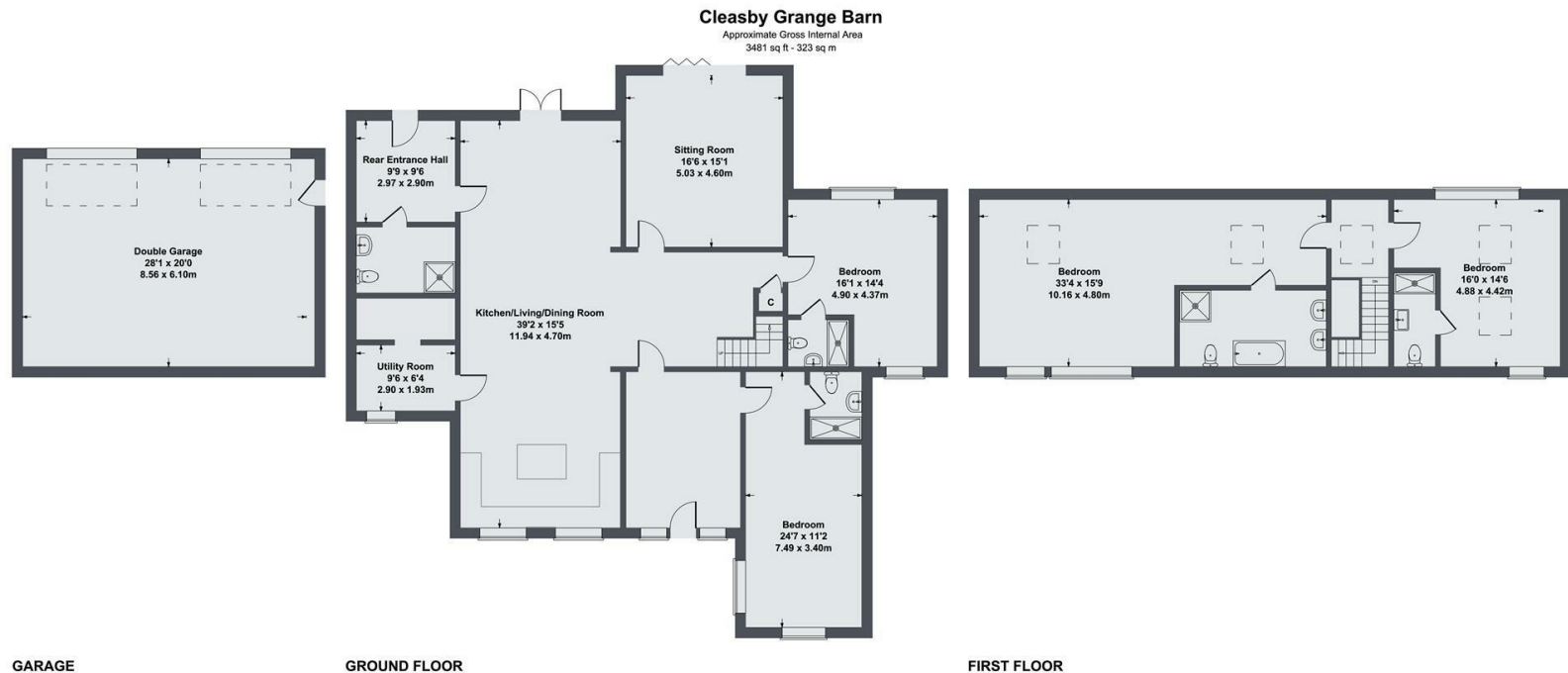
Viewings strictly via appointment only via GSC Grays.

Tenure

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

Particulars

Particulars written in September 2026. Photographs taken in September 2026.



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		
(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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