

Burn Hall, Darlington Road, DH1 3SR
2 Bed - Bungalow
O.I.R.O £235,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

NO UPPER CHAIN ** SELDOMLY AVAILABLE ** SUPERB PICTURESQUE DEVELOPMENT ** WELL PRESENTED THROUGHOUT ** SPACIOUS FLOOR PLAN ** TWO BEDROOMS ** TWO BATHROOMS ** DETACHED GARAGE ** EARLY VIEWING ADVISED *

The floor plan comprises: entrance hallway, comfortable living room, fitted kitchen with a range of integral appliances, two bedrooms, en-suite shower room/wc and a further bathroom/WC. Externally there is a pleasant courtyard, parking/garage.

Situated in a beautiful valley, a short drive into the Durham City centre, within the award winning Burn Hall Country Estate. Burn Hall Country Estate, comprises of the original hall and 24 individual exclusive properties set in 30 acres of private listed parkland with woodland and river walks. To further complement the property there is a grand access to the estate which is through remote controlled gates and is combined with 24 hour CCTV monitoring.

Overall the estate offers a high degree of privacy and security. Our clients property lies to the rear of the hall within a small courtyard complex with access via a pleasant tree lined drive. The complex itself overlooks mature woodland with an abundance of active wildlife. For the country lover there are country walks and pursuits. The fishing enthusiasts will enjoy the private fishing rights to the River Brownie which runs through the grounds and provides seasonal trout fishing with salmon and sea trout rising in the autumn.

EPC Rating D / Council Tax Band E
Service charge of £1929 plus £48.75 communal insurance, payable in November or monthly.

Hallway

Living Room

14'6" x 18'2" (4.43 x 5.55)

Kitchen

9'7" x 8'9" (2.93 x 2.67)

Bedroom

11'6" x 8'4" (3.53 x 2.55)

Bedroom

13'6" x 8'0" (4.14 x 2.45)

En-Suite

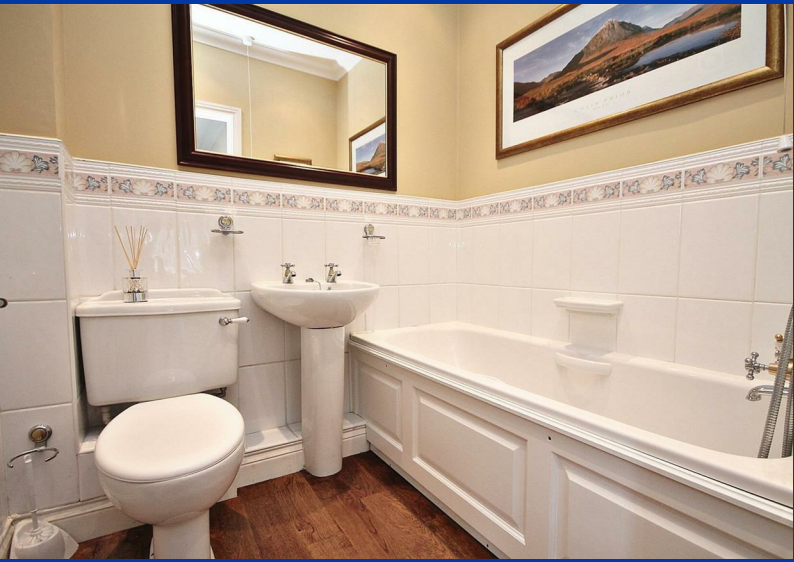
5'0" x 7'8" (1.53 x 2.35)

Bathroom

Note

The seller of the property has advised that the property is Freehold but there is a service charge of £1929 plus £48.75 communal insurance, payable in November or monthly.

Council Tax Band E - Approx. £2693 PA



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

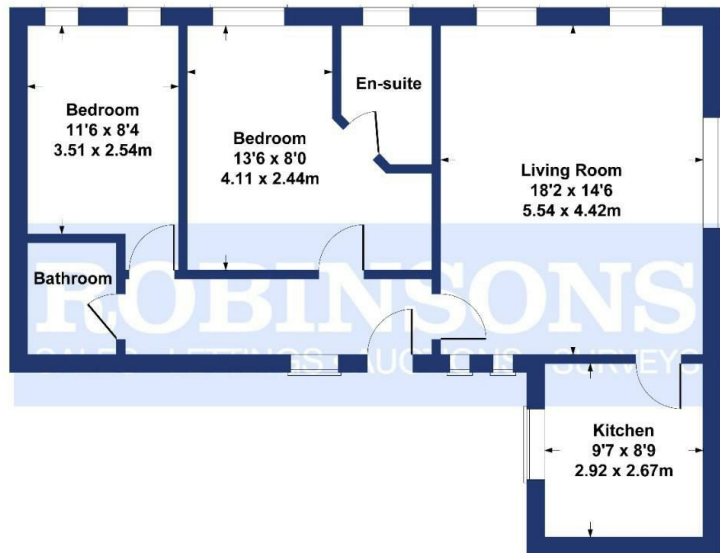
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burn Hall

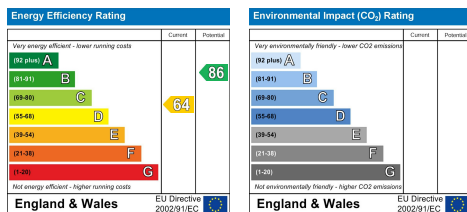
Approximate Gross Internal Area
766 sq ft - 71 sq m



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. 2022



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk