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Fawn Lea Cottage, 10 Winston Road, Staindrop, Darlington,  
DL2 3NN

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## Offers In Excess Of £600,000

A unique opportunity to purchase substantial property pleasantly positioned within the desirable village of Staindrop. A viewing is essential to appreciate the potential. The property is currently utilised as a main family home, along with two successful holiday lets. Ideal for a variety of potential buyers, as it could be sold as a business with future bookings, or used as a four bedroomed detached family home with two bedroomed annex. The location provides great commuter links, a regular public transport system as well as a range of local amenities within the village including excellent primary and secondary schools, tea room, Post Office, traditional pub and convenience store. Neighbouring towns Barnard Castle and Bishop Auckland provide a further more extensive range of facilities such as supermarkets, restaurants and popular high street retail stores. The area is well known for its countryside walks, local village stores and its historical connections.

This property must be viewed to truly appreciate its potential. In brief the house contains; an entrance hall leading through into the open plan kitchen, family room and study, conservatory, living room, bedroom with ensuite and main family bathroom. The first floor is currently set out as a holiday let and includes an open plan kitchen/living area, two bedrooms and a further bathroom. The neighbouring two bedroomed cottage comprises; an open plan kitchen/living area, utility room/cloakroom and two bedrooms.

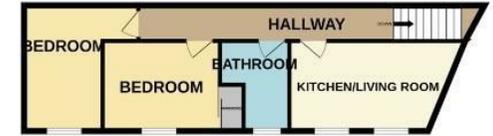
There is gated access to the property leading into the large enclosed courtyard providing ample off street parking. It also has a large detached garage which has space for four cars and benefits from electric roller doors. There are patio areas ideal for outdoor furniture and a log store to the side of the property.

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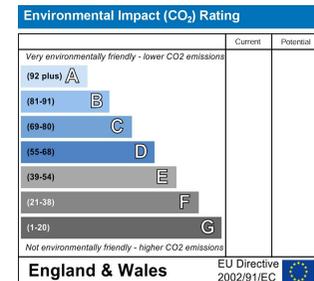
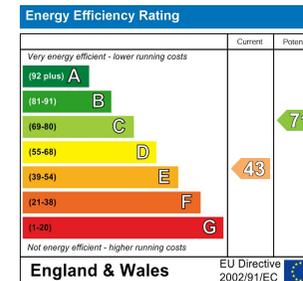
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Living Room

22'11" x 15'5"

Beautifully presented main living room providing ample space for furniture, inset multi fuel stove and dual aspect windows providing plenty of natural light.

### Kitchen/Dining Area

28'10" x 12'1"

The kitchen is fitted with a range of wall, base and units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for a range cooker and benefits from an integrated dishwasher. There is space for a dining table and chairs, and further living area with space for additional furniture and wall mounted electric fire.

### Study

10'7" x 8'2"

Open plan leading on from the kitchen, the study provides space for additional furniture, with door leading onto the enclosed patio and skylight to the rear elevation.

### Conservatory

10'5" x 8'6"

A great additional space, the conservatory provides a further seating area overlooking the front courtyard.

### Bathroom

8'10" x 8'2"

The family bathroom is fitted with a WC, wash hand basin, roll top bath and heated towel rail. Skylight to the rear elevation.

### Master Bedroom

10'5" x 9'6"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

### Ensuite

6'2" x 3'3"

The ensuite contains a single shower cubicle, WC and wash hand basin.

### Office/Playroom

10'5" x 8'10"

A additional room on the ground floor that could be used as a further bedroom with the addition of a window. It could alternatively be used as a office or play room.

### Apartment

#### Kitchen/Living Area

13'1" x 8'6"

Open plan kitchen living area located on the first floor, fitted with a range of wall, base and drawer units, contrasting work surfaces, sink/drain unit and tiled splash backs. Space is available for an undercounter fridge along with room for a small kitchen table and chairs and living room furniture. Two windows to the front elevation.

#### Bedroom

11'3" x 8'8"

A double bedroom with built in wardrobes and window to the front elevation.

#### Bedroom

12'1" x 7'10"

A further double bedroom with window to the front elevation.

#### Bathroom

8'6" x 4'7"

The bathroom is fitted with a single shower cubicle, WC and wash hand basin.

### Cottage

#### Living Room/Dining Area

15'8" x 13'10"

The living room provides space for living furniture, along with electric fire with feature surround as well as space for a small table and chairs.

#### Kitchen

10'9" x 8'2"

The kitchen contains a range of white wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for a free standing oven and fridge/freezer.

#### Utility Room

8'2" x 5'1"

The utility room provides additional storage space, along with room for a washing machine and dryer. Also fitted with a WC and wash hand basin.

### Bedroom

12'1" x 10'4"

Bedroom providing space for a double bed, further furniture and window to the front elevation.

### Bedroom

11'6" x 8'9"

The second bedroom in the cottage is another double bedroom with window to the rear elevation.

### Bathroom

7'1" x 6'2"

The bathroom contains a panelled bath with overhead shower and glass shower screen, WC and wash hand basin.

### External

There is gated access to the property leading into the large enclosed courtyard providing ample off street parking. It also has a large detached garage which has space for four cars and benefits from electric roller doors. There are patio areas ideal for outdoor furniture and a log store to the side of the property.

### 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>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<small>The particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are taken in accordance with the Energy Performance of Buildings (England and Wales) Regulations 2002/9/EC</small>		



and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















