

WEST MEWS & MEWS COTTAGE

7 BOLDRON LANE, STARTFORTH, BARNARD CASTLE
COUNTY DURHAM, DL12 9AR

GFW.

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APPROXIMATE MILEAGES

Bishop Auckland 16 miles - Darlington 17 miles
Durham 25 miles

PROPERTY SUMMARY

An exceptional four bedroom family home, tucked away in a private position within the popular village of Startforth. Set within an extensive plot of approximately 0.29Ha (0.71Ac), the property also offers a separate cottage and a range of outbuildings.

OFFERS OVER £650,000





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The Area

Startforth lies on the fringe of the ever popular town of Barnard Castle and comprises an interesting variety of houses. It is situated only a mile from the town centre by a pleasant walk over the Tees, either over the County Bridge or by the Green Bridge, and also serviced by local transport. There is a broader range of shopping, educational and recreational facilities found within the town centre itself.

Barnard Castle if often referred to as the “Gateway to Teesdale” with many renowned beauty spots close at hand. For the commuter, the A66, the A67 and the A1(M) provide links with the major commercial centres of the North East. Darlington Mainline Railway Station and Teesside International Airport offer further communications.

The Property

West Mews is an exceptional four bedroom family home, tucked away in a private position within the popular village of Startforth. Originally constructed in 1633, and understood to be the servants quarters to Low Startforth Hall, the property offers an abundance of charm and character. Set within an extensive plot of approximately 0.29Ha (0.71Ac), the property offers a rare combination of space, seclusion, and versatility.

The grounds include a range of useful outbuildings, garaging and stables, providing excellent potential for further development, subject to any necessary consents. In addition, a separate cottage sits within the grounds, ideal for those seeking an income generating holiday let or for families needing additional, self contained accommodation.

The main entrance opens into an impressive reception hallway, where large windows flood the space with natural light. From here, the ground floor accommodation is easily accessed.

To the left of the reception hallway lies the kitchen, fitted with an extensive range of wall and base units topped with elegant granite worktops incorporating a composite sink. The room offers generous space for a dining table, while the standout feature is the impressive AGA, beautifully set within a tiled inglenook.

The kitchen is supported by a practical utility room with space for a washing machine and tumble dryer, and also grants access to the ground floor WC. A secondary utility room provides additional storage cupboards and a door leading to the side elevation, while two spacious






Baking Bible





larder/pantry cupboards offer further storage, one of which with a traditional stone cold shelf.

Returning to the entrance hall, the living room sits to the right and is a well proportioned reception space centred around an attractive, original marble fireplace with matching hearth and an open grate fire. Double doors open into the conservatory, complemented by an additional side window that enhances natural light.

The conservatory is generously sized and provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

Further along the hallway, the dining room enjoys a bright and airy feel, courtesy of the dual aspect windows overlooking both the front and rear elevations.

Returning to the entrance hall, a staircase rises to the generous first floor landing. The master bedroom is a well proportioned double, enjoying a pleasant rear aspect overlooking the gardens and benefiting from built-in wardrobes.

The second and third bedrooms are also good sized double rooms, both with views to the front elevation. The fourth bedroom is a small double with views to the front elevation.

A separate WC serves the first floor, fitted with a low level WC and wash hand basin.

The fully tiled family bathroom completes the accommodation, featuring a modern white suite comprising a low level WC, a pedestal wash hand basin, a panel enclosed bath, and a separate shower cubicle with a mains fed shower. The family bathroom also features underfloor heating.

To the front of the property lies an extensive, gated driveway providing ample off road parking, as well as lawned gardens with mature planted borders. The driveway grants access to a large garage/ workshop with sliding doors, power and lighting.

There is also a Grade II Listed Dovecote within the grounds, as well as two additional garage/workshops with double doors, and a range of stabling comprising three loose boxes.

To the rear of the property lies a large garden, predominantly laid to lawn and framed by mature borders and established trees, alongside productive fruit bushes such as strawberries and raspberries, creating a peaceful and private outdoor space. The garden leads down to a delightful stream, with the boundary extending to the bankside.









There is also a pleasant potting shed and greenhouse within the grounds of the garden, as well as a patio area providing the ideal space for entertaining.

Mews Cottage

Mews Cottage enjoys its own private entrance and a generous rear garden, making it ideal for a variety of uses. The main entrance door opens into an inner hallway, providing access to all rooms.

A well proportioned living room lies to the rear elevation, offering pleasant views over the garden and featuring a cosy wood-burning stove as its focal point.

The kitchen is fitted with a range of wall and base units topped with contrasting work surfaces, incorporating a stainless steel sink unit. There is a freestanding electric cooker along with space for additional white goods.

The bathroom is fitted with a white suite comprising a low-level WC, a pedestal wash hand basin, and a panelled bath with shower over.

A double bedroom completes the accommodation, providing comfortable and versatile living space.

Mews Cottage benefits from it's own private, enclosed garden which is predominantly laid to lawn and leads down to the pleasant stream, and benefits from a useful timber shed which provides storage and electricity.

Tenure & Possession

Freehold, available with vacant possession upon completion.

Notes

1. The Dovecote within the grounds is Grade II Listed.

2. There is a gravesite within the grounds dating back to the 1700s.

3. Some of the trees within the grounds are subject to Tree Preservation Orders.

EPC Rating

West Mews has been certified with an EPC Rating of E/41.

Mews Cottage has been certified with an EPC Rating of E/42.

Local Authority

Durham County Council
West Mews - Council Tax Band E

Mews Cottage - Council Tax Band B

Utilities

West Mews benefits from mains electricity, gas fired central heating, mains water and drainage.

Mews Cottage benefits from mains electricity, water and drainage. The



































property is heated by electric storage heaters, as well as the multi-fuel stove.

Parking

There is a gated driveway which provides off-road-parking, as well as a range of garage buildings.

Characteristics

Broadband is currently connected. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

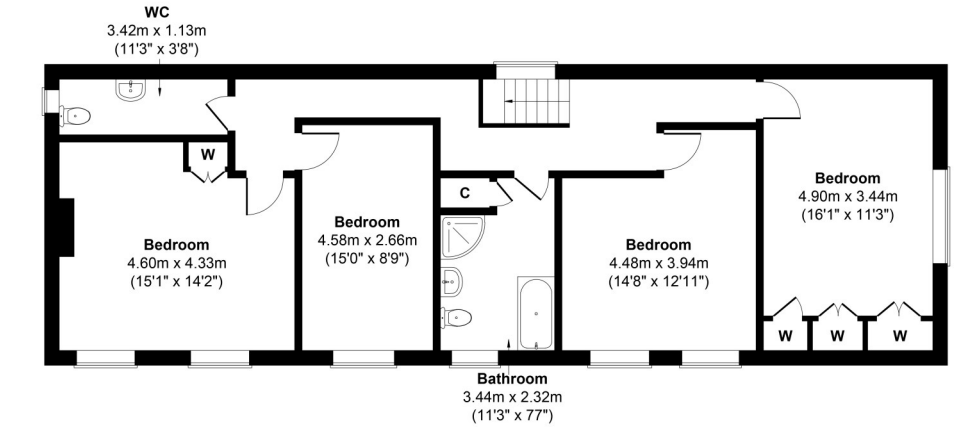
drizzly.bunks.fists

Viewings

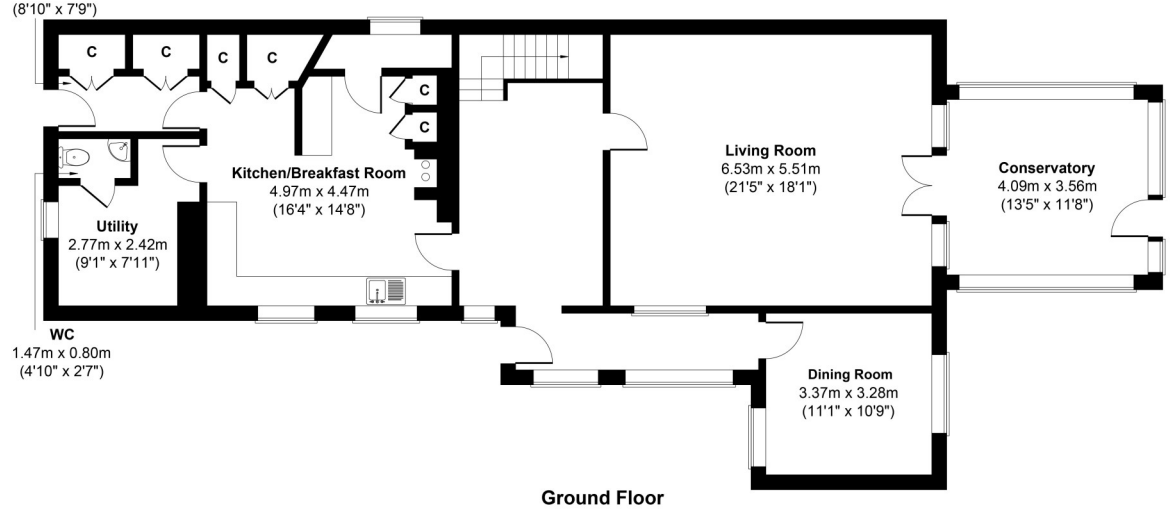
Viewings are strictly by prior appointment with GFW.

Important Notice

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 professional verification should be sought. All dimensions/boundaries 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 you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



First Floor



Ground Floor

GFW.

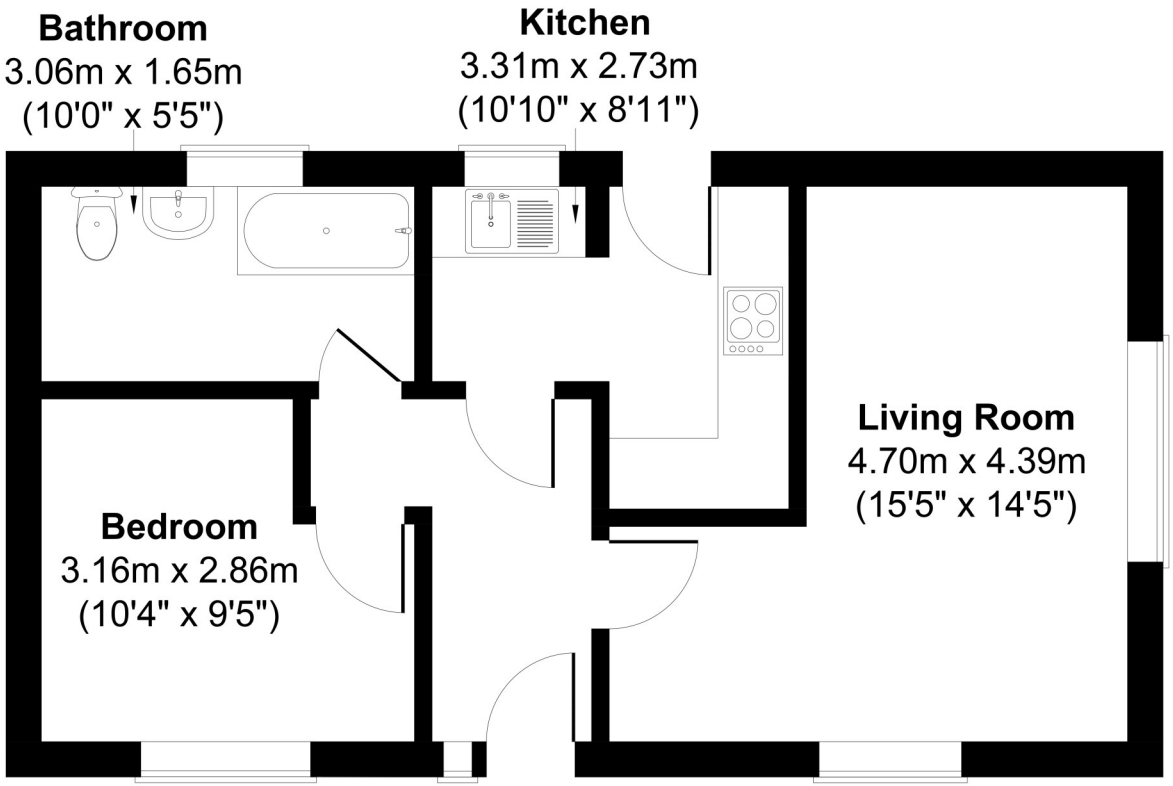
Total Area: approx. 229.2 sq. meter (2467.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
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FLOOR PLAN

WEST MEWS, 7 BOLDRON LANE

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GFW.

Total Area: approx. 43.2 sq. meter (465.0 sq. feet)

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FLOOR PLAN

MEWS COTTAGE, 7 BOLDRON LANE

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SALE PLAN

WEST MEWS, 7 BOLDRON LANE

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