



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Ingleton, Darlington, DL2 3HH

Offers in the region of £400,000

House - Detached
4 Bedroom/s
2 Bathroom/s

Welcome to this charming Old Farm House located just outside the picturesque village of Ingleton within 15 minutes drive to Darlington and 20 minutes drive to Barnard Castle. This delightful property boasts two reception rooms, four bedrooms, ground floor shower room, first floor WC and separate bathroom. Situated in a tranquil rural location, this detached house offers stunning countryside views that are undoubtedly going to impress. Although this property is in need of some updating, it presents a wonderful opportunity for you to put your own stamp on it and create the home of your dreams. With its characterful features and spacious layout, this former Farm House has great potential to be transformed into a cosy retreat that you'll love coming back to. Embrace the tranquillity of rural living and create a lifestyle that many can only dream of. Contact us today to arrange a viewing and start your journey towards owning this charming property.





- Former Farm House
- Stunning Rural Location
- Countryside Views
- Period Features Throughout
- Public House Within Ingleton Village (Walking Distance)
- Garden

GENERAL INFORMATION:

Tenure: Freehold
Services: Oil central heating, mains electric, water and shared septic tank with adjacent property.
Local Authority: Durham County Council (Tax Banding D)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

We can search 1,000s of mortgages for you It could take just 15 minutes with one of our specialist advisers:
 Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver

Mortgage Advice Bureau Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
 County Durham, DL3 7AA
 Tel: 01325 357807
 sales@carvergroup.co.uk

26 Market Place, Richmond
 North Yorkshire, DL10 4QG
 Tel: 01748 825317
 richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
 County Durham, DL5 4DJ
 Tel: 01325 320676
 aycliffe@carvergroup.co.uk

219 High Street, Northallerton
 North Yorkshire, DL7 8LW
 Tel: 01609 777710
 northallerton@carvergroup.co.uk