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The Coach House,  
Lartington, Barnard Castle, DL12 9BP  
**Offers in the region of £495,000**

Bungalow - Detached  
2 Bedroom/s  
2 Bathroom/s



Welcome to this charming, extended 2/3 bedroom detached bungalow in the delightful village of Lartington, Barnard Castle. This property boasts impressive internal accommodation which provides ample space for comfortable living. Renovated to an exceptionally high standard by the current owners, this home offers a blend of modern amenities with classic charm. The picturesque village setting provides a tranquil escape from the hustle and bustle of city life, while being conveniently located just a 4-minute drive from the vibrant market town of Barnard Castle. The addition of a detached double garage offers not only parking convenience but also extra storage/workshop space. Whether you are looking for a peaceful retreat or a cosy home to entertain guests, this property offers the best of both worlds. There is a landscaped, well stocked garden which gets plenty of sun all year around. Some other impressive features of this house include a Boiling hot water tap in the kitchen along with Cast Iron radiators throughout this fine home. Don't miss the opportunity to make this beautifully renovated bungalow your own slice of countryside paradise.







- EXTENDED BUNGALOW
- EXTREMELY HIGH STANDARD
- LARGE AMOUNT OF PARKING
- COUNTRYSIDE LOCATION
- BEAUTIFULLY RENOVATED THROUGHOUT
- DOUBLE GARAGE
- LOW MAINTENANCE EXTERNAL SPACE
- 4 MINUTES DRIVE FROM BARNARD CASTLE

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Mains Gas central heating, mains electric and water.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding E)  
 Please Note: Shared Septic Tank with adjoining properties which feeds to the grounds of Lartington Hall.

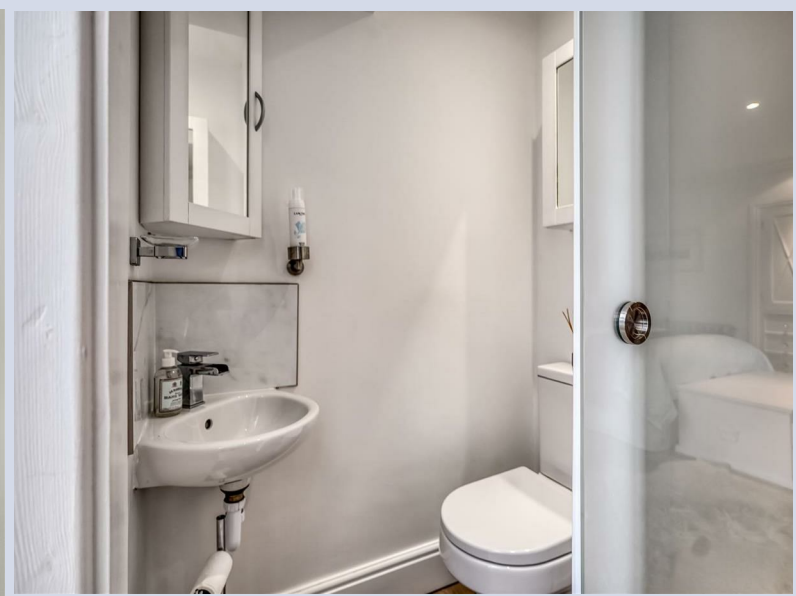
**Directions**

The Coach House is tucked away behind the main street. From Barnard Castle, pass Lartington Hall (it will be on your right hand side) and then turn down the private road in front of "Woodrising" a white fronted bungalow, continue down the private road passing "Yew Trees" and you will see "The Coach House around the corner. What 3 Words///puzzled.luring.arose

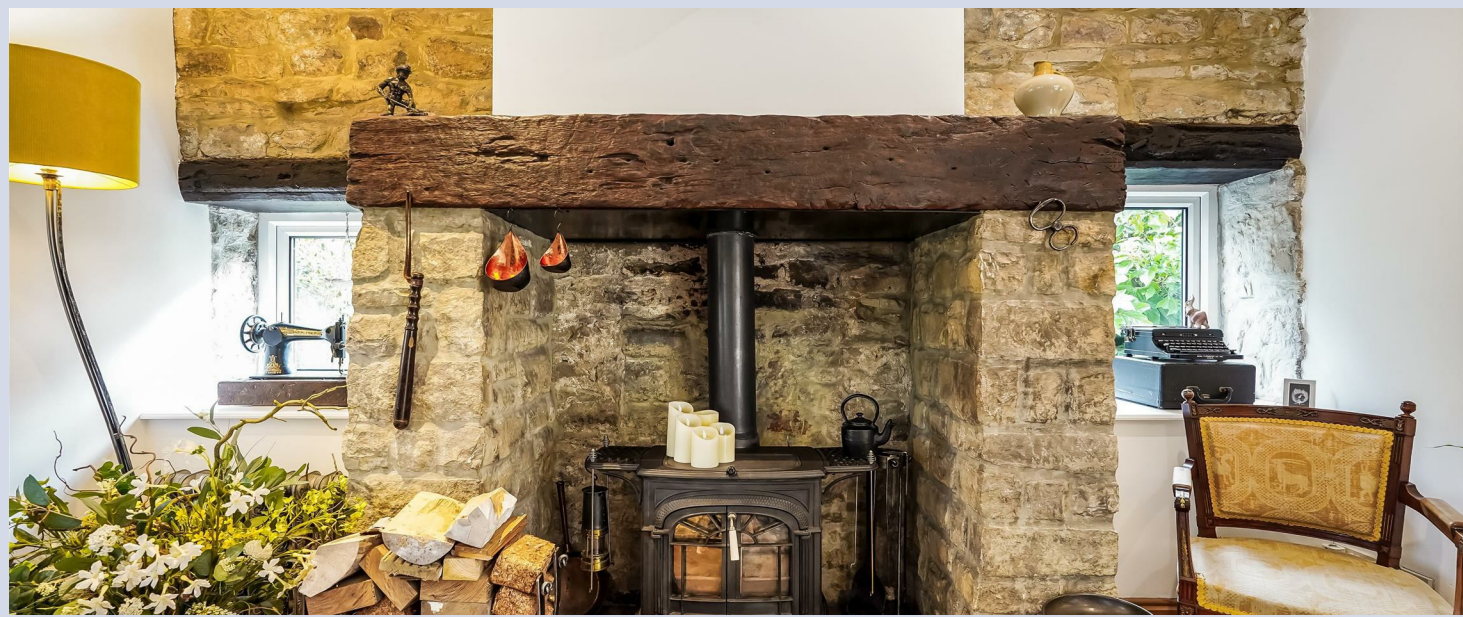










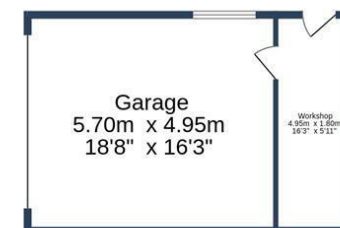
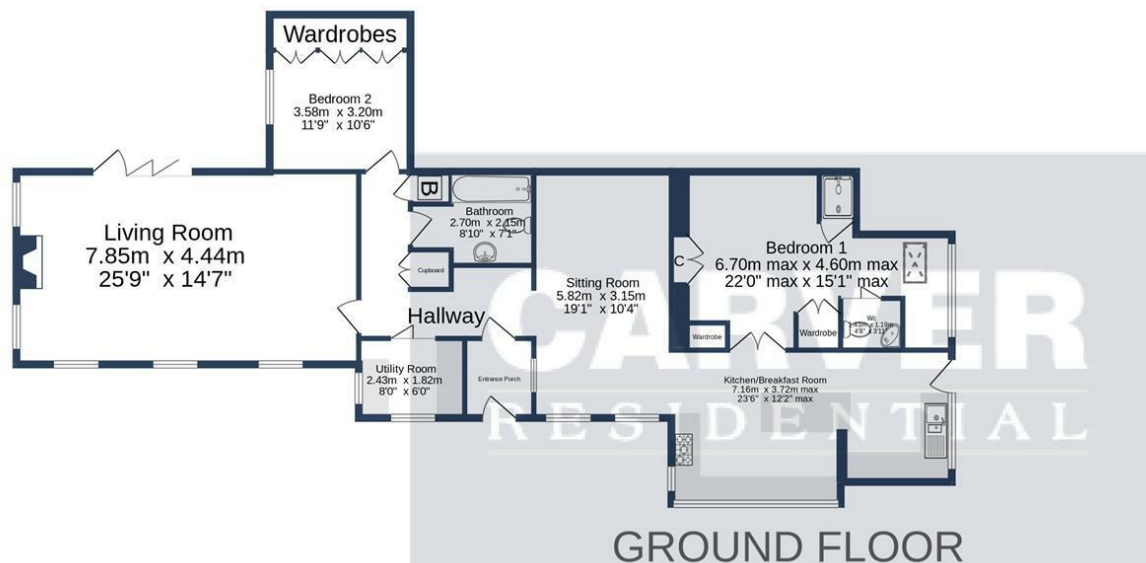








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	71	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



THE COACH HOUSE, LARTINGTON. DL12 9BP.

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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