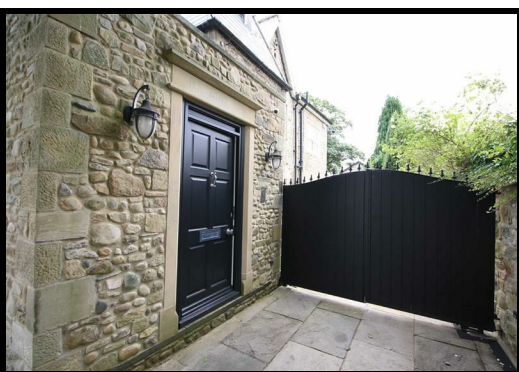




47 The Green, High Coniscliffe, Darlington £2,750 PCM

Occupying one of the most sought after locations within the idyllic Village of High Coniscliffe on the outskirts of Darlington, a rare opportunity has arisen to rent a highly individual, luxurious and unique home. The Old School House is impeccably presented throughout and offers fine interior design.

Providing a lifestyle to be envied, this delightful property in brief is comprised of a welcoming and most impressive entrance hallway, a beautifully appointed lounge, a superb formal dining room, a cloakroom with washbasin and WC, a stunning kitchen with an adjacent dining room and a utility room. To the first floor of the property there is a master bedroom with en suite bathroom, a further double bedroom with an en suite bathroom, two further double bedrooms and a stunning family bathroom. To the second floor of the property there is a further double bedroom. Externally the house has a block paved driveway with a parking area for several cars. There is a double garage with an up and over electric door. Remote controlled double gates lead a private courtyard providing off road car parking. To the rear of the property there are generous and immaculately maintained gardens, a patio which is ideal for outdoor entertaining and a summerhouse. This is a superb residence which must be viewed internally to be fully appreciated



47 The Green, High Coniscliffe, Darlington

General Remarks

A truly stunning detached period property situated in the idyllic Village of High Coniscliffe
Five bedrooms
Three bathrooms
Oil central heating
Enclosed private rear garden with a stunning summer house
Wood framed Georgian style double glazed windows
The house is fitted with an impressive Lutron system which is a central control system for the lights, curtains, ADT alarm and CCTV

Location

High Coniscliffe is one of the most sought after Villages in the district. This beautiful Village lies on a particularly attractive stretch of the River Tees and offers a range of amenities including a highly regarded Primary and Junior School, a church and a popular public house. The surrounding countryside is perfect for outdoor enthusiasts as the property is well located for walking, cycling and horse riding with quiet country lanes and beautiful scenery. The near by Market Towns of Barnard Castle and Darlington offer a wider range of facilities including shops, bars, restaurants and leisure facilities. For the commuter the A66 and A1(M) provide excellent road links throughout the region. The railway station at Darlington provides main line services and both Newcastle and Durham Tees Valley Airports are easily accessible.

Entrance Hallway

The impressive and most welcoming entrance hallway is beautifully presented. Tastefully decorated in neutral tones and benefiting from tiled stone flooring. There are wooden Georgian style sash windows to the front and rear elevation giving the hallway an abundance of natural light.

Cloakroom/ WC

The cloakroom is fitted with a luxurious suite comprising of a marble sink with chrome taps, a low level WC and a vanity mirror.

Lounge

The elegant lounge is simply stunning. Beautifully presented offering fine interior design, the lounge offers an abundance of natural light and benefits from a feature fire place made from granite with a real flame LPG fire. Two double glazed French doors lead out to the rear garden.

Formal Dining Room

With pleasant views overlooking the front elevation of the property the formal dining room is tastefully decorated in neutral tones.

Dining Room

There is a further dining room adjacent to the kitchen. This beautiful room is tastefully decorated in neutral tones and benefits from an abundance of natural light courtesy of the double glazed French doors to the rear and the side elevation of the property.

Utility Room

The utility room has a tiled stone floor, a useful work surface and plumbing for an automatic washing machine. There is an integral door giving access to the garage.

Kitchen

The truly stunning Kitchen is finished to an extremely high specification. Fitted with a comprehensive range of wall, floor and drawer units with contrasting granite work surfaces and benefiting from a number of integrated appliances including an electric oven and hob, a Bosch microwave and a Siemens dishwasher.

First Floor

A balustrade spindle staircase leads to the first floor accommodation.

Master Bedroom

The superb master bedroom has pleasing views overlooking the rear garden. Tastefully decorated in neutral tones and benefiting from French doors leading on to a stunning balcony.

En suite bathroom

The truly stunning en suite bathroom is finished in impressive marble to the walls and floor. The en suite bathroom has a superb suite comprising of his and hers wash handbasin inset in to a marble worktop, a bath, a separate shower cubicle, a low level WC, a chrome towel radiator, a large vanity mirror and a television over the bath.

Bedroom One

A double bedroom which tastefully decorated in neutral tones and benefits from an abundance of natural light courtesy of the double glazed Georgian style sash windows to the rear and side elevation of the property. This lovely master bedroom has an adjacent en suite bathroom.

En Suite Bathroom

The contemporary and most stunning en suite bathroom has a beautiful white suite comprising of a bath with over head shower, a wash handbasin set in to marble, a low level WC and vanity mirror.

Bedroom Three

A double bedroom tastefully decorated in neutral tones overlooking the front elevation of the property.

Bedroom Four

Overlooking the front elevation of the property a double bedroom tastefully decorated in neutral tones.

Bathroom

The main family bathroom has a tiled floor and benefits from a free standing bath, a wash handbasin, a low level WC, a separate shower cubicle with an overhead chrome shower and a chrome towel rail.

Bedroom Five

Situated on the second floor a double bedroom tastefully decorated in neutral tones with pleasant views overlooking the rear garden.

Externally

Externally there is a double garage with a tiled floor and up and over remote controlled door. There are remote controlled double gates giving access to the rear garden. The private rear garden is beautifully presented and immaculately maintained, there is a delightful patio which is ideal for outdoor entertaining and a superb summerhouse.

Letting Fees

Administration/credit reference fees - £150 plus VAT for one person.
* Guarantor application fees where applicable - £50.00 including VAT
* First months rent and bond is payable on move in.
Bond is the equivalent to one months rent.

For further information please contact Denham Properties on 01325 356399

