



## listing



### Informazioni sull'Agente

Nome:	Tony Dobbins
Nome della ditta:	Anthony Jones Properties
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	GBP 200,000

#### Posizione

Nazione:	United Kingdom
Pubblicato:	07/01/2025

#### Descrizione:

The Smithy was converted 35 years ago to this detached two-bedroom single-storey cottage. With no signs of any damp and being easily heated, the cottage is now ready for its next makeover by loving hands.

As you enter through the main door, you are immediately surprised by the deceptively spacious wide hallway, which is warmed by its stained glass window. Many of the original hallmarks of The Smithy have been maintained including the original exposed beams, which feature throughout the property.

The kitchen and lounge are both a very good size and are of pleasant proportions. The lounge has an open fire place and has great potential due to its ability to house a substantial furniture suite. It has all the elements to be a cosy lounge with a roaring fire, and built-in shelves filled with books or favoured ornaments. The kitchen has fitted, modern wall and base units, which are light and bright, and there is ample space and equipment for cooking and dining including a modern gas hob, electric oven and dishwasher. The bathroom and the two double bedrooms are a very good size, have a pleasant, light and airy feel and could be made as modern and luxurious as budgets will allow. The bathroom is decorated with pretty, co-ordinating blue tiles, complimenting the pine panelling and skirting boards.

Set well back from the road and enjoying a high degree of peace and privacy, this could be a nature



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lover's paradise. Along with the sheer desirability of the village of Lartington, in which The Smithy rests, the garden is arguably the key attribute. It has clearly been stylised in classic "chocolate box" fashion and would be an absolute delight - a haven for birds and gardeners alike. Dependent upon how much gardening one might wish to do, there is ample private parking for multiple cars. Or if you are not much of a driver, the bus stop is right outside your property, just a few metres from your driveway.

Lartington, near Barnard Castle, is under 30 minutes to Scotch Corner and within 45 minutes to Darlington where there is a mainline railway station to London.

This property is a cinch for an investment opportunity, for a gardener, or for those who find stairs overly challenging. Viewing is highly recommended to truly understand the magic of the location and the potential of this fascinating dwelling.

The property is chain free. Call 01833 523521 to book a viewing now.

### **Comune**

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	61 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: RS2292

