



STONLEY FIELDS

ULLATHORNE RISE, STARTFORTH, BARNARD CASTLE
COUNTY DURHAM, DL12 9BQ

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

STONLEY FIELDS

ULLATHORN RISE, STARTFORTH
BARNARD CASTLE, DL12 8BQ

APPROXIMATE MILEAGES

Newcastle 47 miles - Durham 25 miles - Darlington 16 miles - York 60 miles - Tebay (M6) 33 miles

PROPERTY SUMMARY

A flagship development for the Barnard Castle housing market. Offering high quality workmanship, coupled with slick design and attention to detail.

Using sustainable materials which go over and above the usual build specification, this development offers three executive family homes, with the remaining plot being of unique design and offering flexible accommodation over three floors. The opportunity to tailor the final design and fixtures and fittings will be yours to decide upon having options provided by the developer.

LAST PLOT REMAINING

GUIDE PRICE £1,100,000

HARPERS
Developments

 0333 920 2220  sales@georgewhite.co.uk  georgewhite.co.uk



The Setting

Stonley Fields is an exciting offering to the market and appeals to local, regional and national buyers. Barnard Castle is a renowned Georgian market town which remains popular due to its wealth of local private businesses and facilities. The town boasts an excellent choice of schooling for children of all ages, a range of healthcare, sports and leisure facilities and a host of day to day shopping, professional services and appealing eateries, coffee shops, bars and restaurants. Nestled amongst open countryside, the area draws tourism from those pursuing outdoor interests and country pursuits, yet the bright lights of the region's attractive major cities are still within easy reach. For those travelling to and from the town, the A66, a major trunk road travels east to west linking both the A1 (M) and the M6 so for those occasionally commuting by car the connections are easily accessed. The closest mainline train station can be found at Darlington and Durham Teesside Airport and Newcastle International Airports are accessed within 1 hour by car.

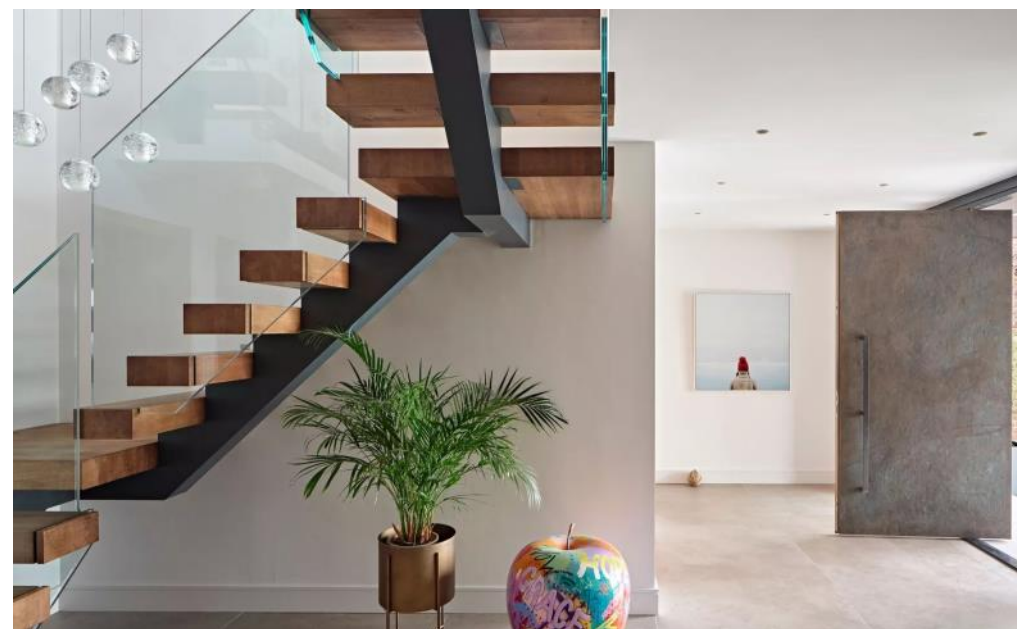
The Property

Some of the best views of Barnard Castle can be enjoyed from Startforth and these dwellings in particular. Plot 3 views enjoys a slightly elevated position over the site

and the river Tees and enjoying an unusual aspect of the interesting collection of buildings and dwellings in the town, but perhaps of most particular note is the uninterrupted and high impact view from the floor-to ceiling picture windows, of the historic Castle itself, which changes from season to season and is lit up at night time providing a real wow factor.

The overall build design is in keeping with the local vernacular and blends traditional build materials with contemporary and sleek concepts being finished with Siberian Larch cladding, local stone and cutting edge zinc rooves with excellent longevity.

This remaining property boasts luxury accommodation which provides a flexible arrangement of rooms. To the lower ground floor are three large rooms which could be used as semi-self contained living quarters, dependent upon finish and chosen fixtures and fittings. Or perhaps more conventionally as three good size double bedrooms, one being en-suite. Each room on this floor has doors out to the side courtyard with a barbecue area and could be used as a leisure suite or gym with spa facilities leading out to the private terrace for a hot tub or outside sauna. There is also practical internal access to the large garage/ workshop space from the entrance hallway. Stairs



Images used here have been taken from the [Rationel 2021](#) catalogue and are for example only, subject to negotiation with the developer and subject to availability.



Elevation of Whole Site

rise up through the central galleried and vaulted entrance hall and will be completed by a steel centre spine staircase linking the three floors.

At upper ground floor level a dual aspect floods the space with natural light and from the top of the stairs there is a door leading out to the sheltered south facing terrace and garden. A contemporary open plan reception room includes both the kitchen, a relaxed seating area and viewpoint to the front and two further areas to either side of a two-way fireplace which will be completed by a high-output rotating-plate stove which can be turned to face either room in use at the time. In addition to this cavernous space there is another bedroom, study or spacious yet cosy snug. The 'in vogue' living kitchens are a must have for family and entertaining space with floor to ceiling windows being positioned to take in the views yet retain internal privacy. To the first floor, a large master bedroom suite incorporates an extensive dressing room and stunning, high specification en-suite facilities including a double entry wet room style shower, free standing centre-piece bath and all of the usual luxury components. An additional large ensuite bedroom completes the accommodation on this floor meaning the space is useable for those with younger dependents.

Given the stage of the build, some input could be had to finishing touches, tweaking

it to suit the needs and vision of the purchaser, subject to negotiation and agreement. Fixtures included will extend to high specification items such as underfloor heating throughout from an air source heat pump, quality kitchens with integral appliances and high-specification, tiled, wet room style shower rooms with freestanding baths together with fitted dressing room storage.

Externally, the remaining prestigious property includes a large integral garage

An ample gated driveway lies to the front of the property with an external stairway leading up to the terrace to the rear.

Gardens surround the property to all sides and landscaping and boundaries will be included, again with the design being flexible to the individual purchaser subject to negotiation and agreement.

Sustainability and Services

The properties are serviced by mains water and drainage. Mains electricity feeds the property but this is supported by a solar panel system. Heating is via air source heat pumps continuing with the sustainable theme and keeping running costs to a relatively low level.

Tenure and Possession

The freehold of each property is for sale with vacant possession on completion.

Council Tax

The properties are yet to be registered for council tax.

SAP EPC Rating

This property has been certified with an SAP EPC Rating of **TBC**.

Local Authority

Durham County Council.

what3words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. Entrance to the site is:

///averts.daunted.warriors

Viewings

Viewings can be arranged by prior appointment with George F. White.

Method of Sale

The properties are offered for sale by Private Treaty. All interested parties are advised to register with the agent in order that they can be kept informed.

Reservation of Plots

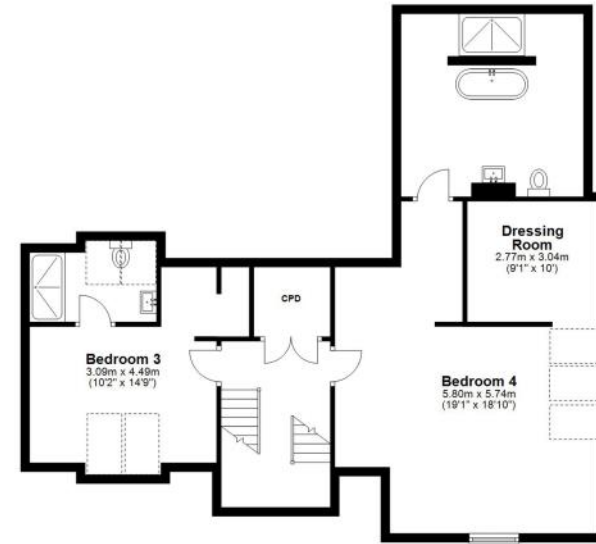
For more information on reservation of plots please contact the office.

Note

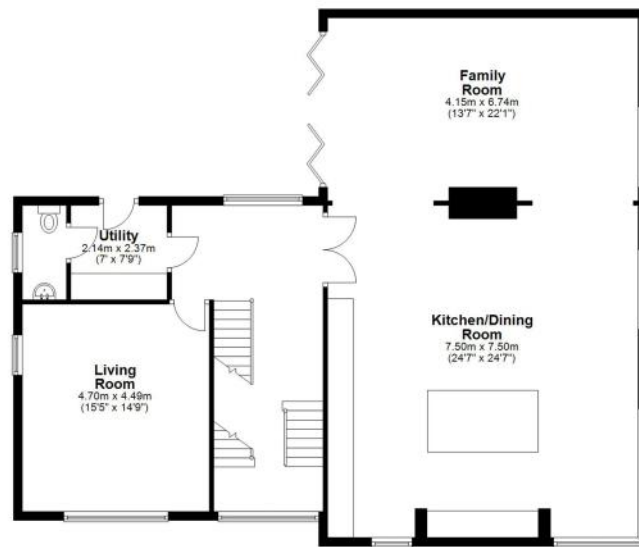
The properties are being sold subject to a warranty provided by Premier Guarantee.

Important Notice

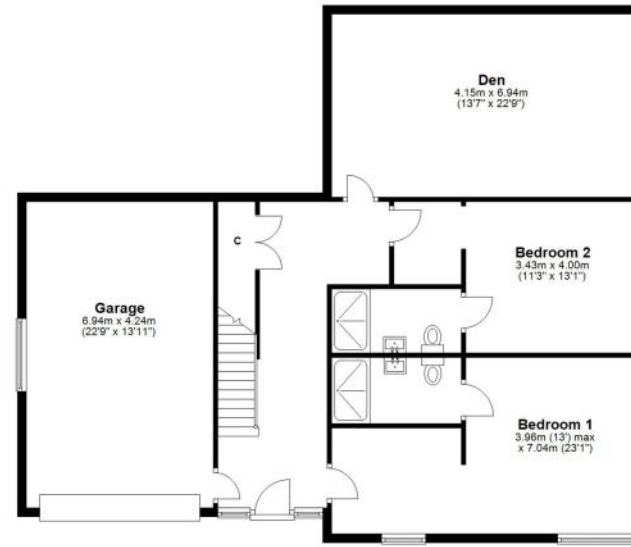
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Second Floor



First Floor



Ground Floor

FLOOR PLAN - PLOT THREE

STONLEY FIELDS

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SITE LAYOUT
STONLEY FIELDS

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