



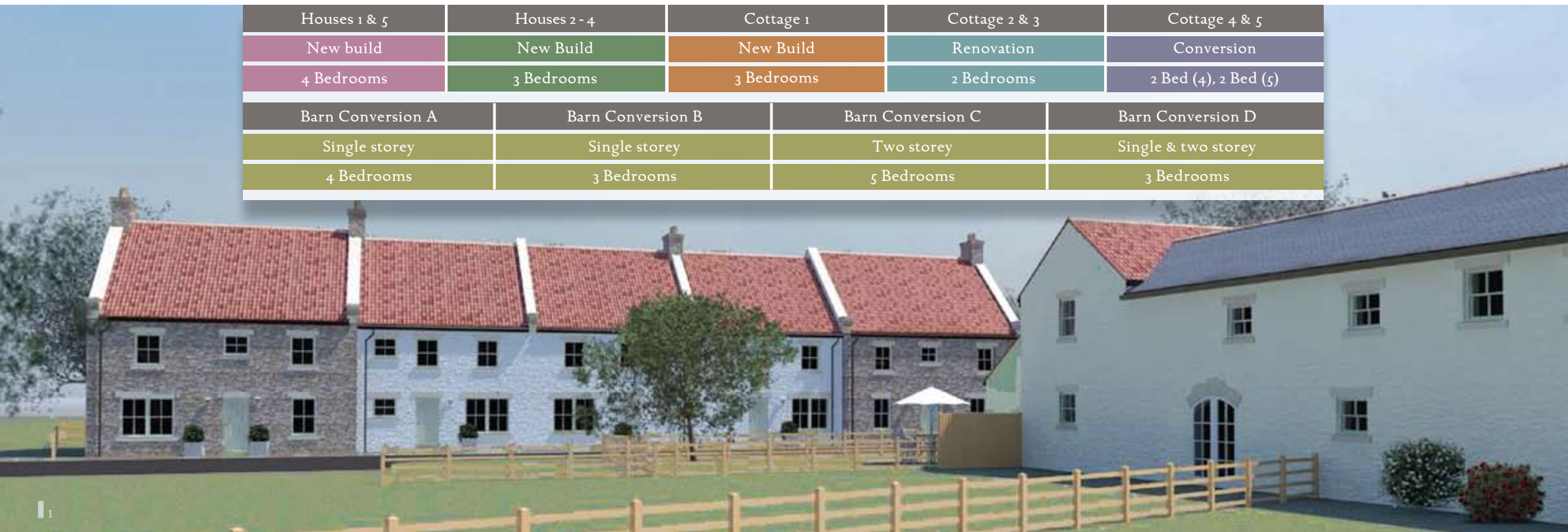
SUMMERHOUSE

Traditional Barn Conversions
Renovation & New Country Cottages



The Properties Available

Houses 1 & 5	Houses 2 - 4	Cottage 1	Cottage 2 & 3	Cottage 4 & 5
New build	New Build	New Build	Renovation	Conversion
4 Bedrooms	3 Bedrooms	3 Bedrooms	2 Bedrooms	2 Bed (4), 2 Bed (5)
Barn Conversion A	Barn Conversion B	Barn Conversion C	Barn Conversion D	
Single storey	Single storey	Two storey	Single & two storey	
4 Bedrooms	3 Bedrooms	5 Bedrooms	3 Bedrooms	



The Site Perspective



Site Plan of the Development



The Development

The development is a carefully designed conversion and renovation of country cottages and barns, providing fourteen residential dwellings. The buildings are Grade II listed for their Historical and Architectural importance.

The development is complemented by sympathetically designed, vernacular new build cottages. The converted and renovated homes will retain the character of traditional country cottages with the exceptional benefit of modern living and comfort.

The homes achieve the highest level of insulation for a Category Level 4 form of construction, helping reduce heating costs.

The insulated roofs are pitched with clay pantiles, stone walls with an inner insulated lining, and floors will also incorporate thick insulation; all to keep the homes warm and cosy in winter and cool in summer.

Windows are hardwood timber, which when properly looked after, will last trouble free for years. They are also double glazed and draught stripped.

Each one of our homes has been individually designed to offer the best specification; ensuring that traditional architecture and stylish new interiors blend effortlessly together. The specification, true to Summerhouses's high standards includes individually fitted kitchens, contemporary classic bathrooms and luxury finishes throughout.

Headlam Hall
Restaurant and
Golf Course

The Raby Hunt,
Michelin starred
Restaurant

Raby Castle

Raby Castle
Deer Park





The Village

Summerhouse is an attractive small hamlet pleasantly situated on the B6279 road between the towns of Darlington and Barnard Castle.

The village enjoys a range of mainly period houses and cottages and has a popular Michelin starred Restaurant and Rooms, The Raby Hunt Inn.

The site is well placed for easy access to the regional road network, the East Coast mainland rail station at Darlington and Durham Tees Valley Airport. Local business centres throughout North Yorkshire, County Durham and Teesside are within a 30 minute drive away.

Teesdale;
stunning views
for miles around
Summerhouse;
the village



Interiors and Fittings

Every Summerhouse home starts with a thoughtful design. We're not just interested in how it will look, we think about how it will function as a home. From well-conceived layouts and generous room sizes, to storage spaces and sustainable living.

We specify the finest quality materials available and combine the best of traditional craftsmanship and modern technology to create homes that enhance their surrounding environment and are a pleasure to come home to.

Only you can make it a home and with a wide range of fixtures, fittings and finishes to choose from, you can create a bespoke specification that reflects your unique personality. Just speak to our sales advisors for more information about the options available.



Examples of a typical features and interiors of a Summerhouse Home



Build Quality and Materials

The homes at Summerhouse are to be of the highest quality. Attention to detail is of utmost importance to the development. All of our operatives are time served tradesmen specialising in traditional construction methods to current day British and European Code Standards. The building fabric and fittings utilise an amalgamation of traditional, locally sourced materials and the most up to date technology; e.g. high performance insulation and ventilation.

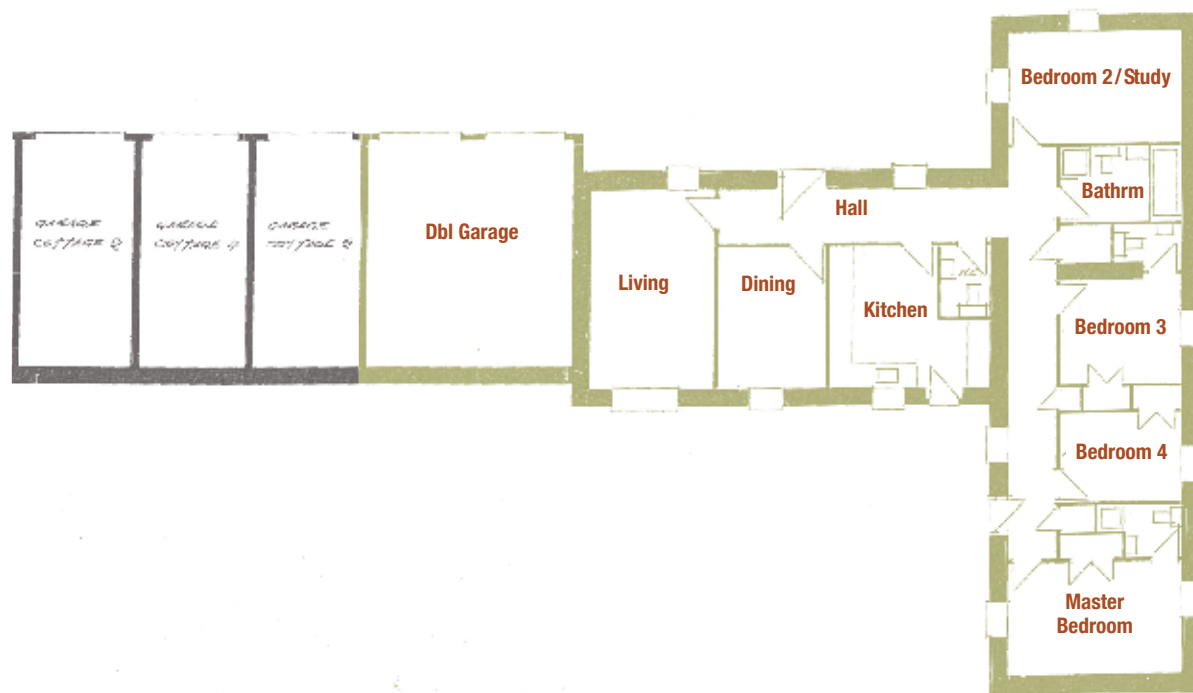
The scheme is to be certified under the Building Act by Darlington Borough Council, Development and Building Control Division and independently by Harrison & Johnson; Chartered Building Surveyors and a Royal Institute of Chartered Surveyors Regulated Firm. The homes will have a High Energy Efficiency rating, resulting in lower running costs. Also the Environmental Impact (CO₂) Rating is very high, being environmentally friendly with lower CO₂ emissions.



Barn A



Barn A - Conversion with 4 bedrooms



Ground Floor	
Living room	3.3m x 5.3m (10'10" x 17'5")
Dining room	2.9m x 3.8m (9'6" x 3'8")
Kitchen	4.3m x 3.8m (14'1" x 12'6")
Master bedroom	4.7m x 3.0m (15'5" x 9'10")
Bedroom 2	3.3m x 2.8m (10'10" x 9'2")
Bedroom 3	3.3m x 2.4m (10'10" x 7'10")
Bedroom 4 / Study	3.3m x 3.0m (10'10" x 9'10")

- Total floor area: 142 sq m (1,525 sq ft)
- Downstairs WC
- A family bathroom
- The master bedroom and bedroom 3 both have an ensuite
- Double garage
- Option of exceptional open plan living/kitchen area

Barn B



Barn B - Conversion with 3 bedrooms



Ground Floor	
Living room	4.0 m x 3.5 m
Kitchen / Breakfast	4.0 m x 4.7 m
Master bedroom	3.5 m x 3.0 m
Study / Bedroom 3	2.4 m x 3.4 m
Bedroom 2	3.5 m x 3.0 m

- Total floor area: 97 sq m (1,045 sq ft)
- A family bathroom
- The master bedroom has an ensuite
- The addition of a utility room
- Option of exceptional open plan living/kitchen area
- Period spider roof truss
- Off-street parking; optional garage

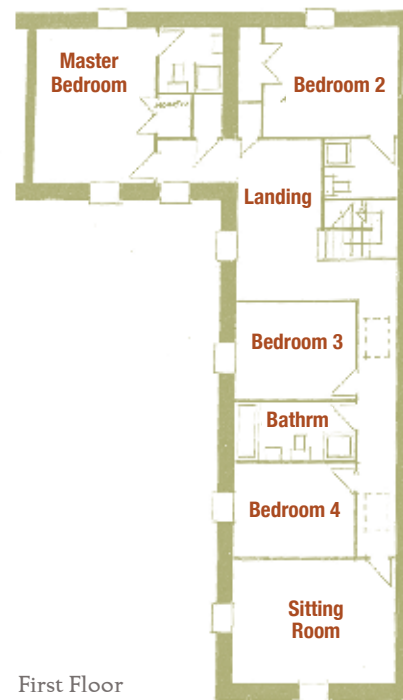
Barn C



Barn C - Conversion with 4 bedrooms



Ground Floor



First Floor

Ground Floor	
Living room	5.8 m x 4.8 m
Dining room / Study	5.0 m x 3.4 m
Kitchen / Breakfast	5.0 m x 5.5 m
First Floor	
Sitting room	5.0 m x 3.7 m
Master bedroom	5.7 m x 4.8 m
Bedroom 2	5.0 m x 3.2 m
Bedroom 3	5.0 m x 3.0 m
Bedroom 4	5.0 m x 2.8 m

- Total floor area: 232 sq m (2,495 sq ft)
- Downstairs Cloakroom and a utility room
- Family bathroom
- Impressive entrance hall, staircase and landing
- The master bedroom has an ensuite and walk in wardrobe
- Integral double garage
- Garden & courtyard area to front and large rear garden

Barn D

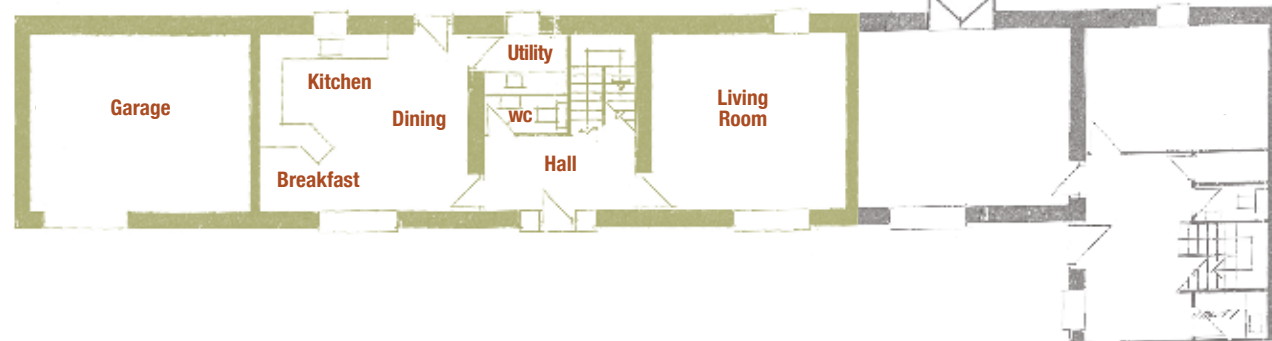


Barn D - Conversion with 3 bedrooms

First Floor



Ground Floor



Ground Floor	
Living room	5.3m x 4.8m (17'5" x 15'9")
Kitchen/Dining/Breakfast	5.7m x 4.8m (18'8" x 15'9")
First Floor	
Master bedroom	3.0m x 3.0m (9'10" x 9'10")
Bedroom 2	2.9m x 3.2m (9'6" x 10'6")
Bedroom 3	2.4m x 3.4m (7'10" x 11'2")

- Total floor area: 126 sq m (1,355 sq ft)
- Downstairs cloakroom
- Utility room.
- A family bathroom
- The master bedroom has an ensuite
- Garage attached
- Large rear garden
- Private front courtyard/garden

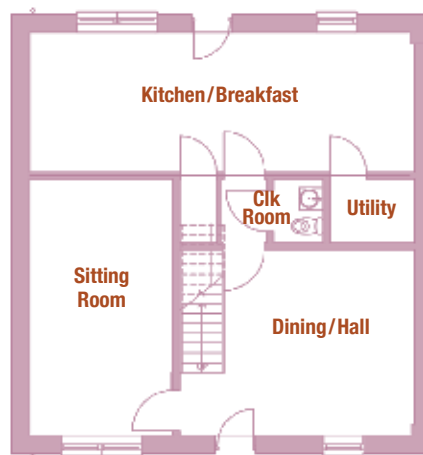
The Raby / House 1

The Raby / House 5

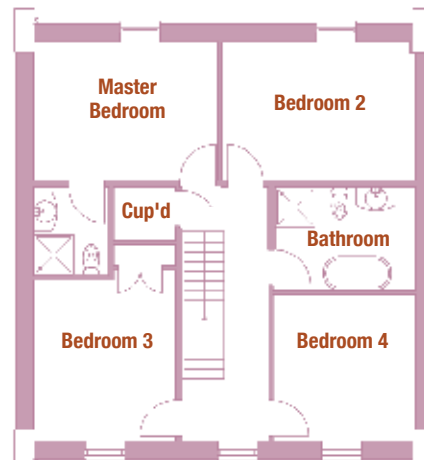


The Raby / Houses 1 & 5 - New Build with 4 bedrooms

Ground Floor



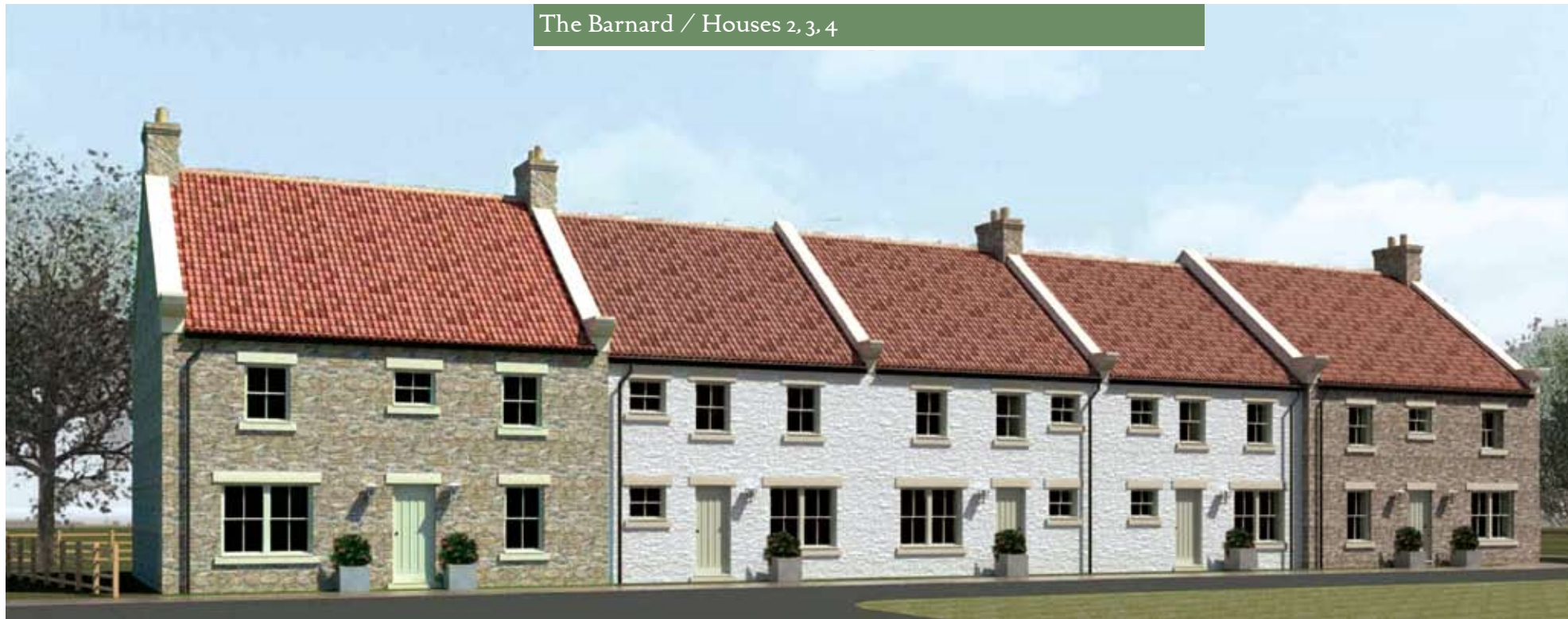
First Floor



Ground Floor	
Kitchen/Breakfast area	3.15m x 8.61m (10'6" x 18'10")
Living room	3.2m x 5.751m (10'4" x 28'3")
Dining/Hall area	5.2m x 4.2m (17'1" x 13'9")
Cloakroom/Utility	1.5m x 1.9m (4'12" x 6'3")
First Floor	
Master bedroom	3.2m x 4.2m (10'6" x 13'9")
Bedroom 2	3.2m x 3.3m (10'6" x 13'9")
Bedroom 3	3.3m x 3.6m (10'10" x 11'10")
Bedroom 4	3.2m x 4.4m (10'6" x 14'5")

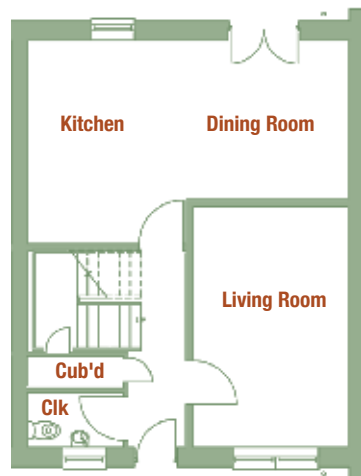
- Total floor area: 152 sq m (1,635 sq ft)
- Family bathroom and an ensuite to the master bedroom
- Attic trusses enabling future loft conversion
- Garage

The Barnard / Houses 2, 3, 4

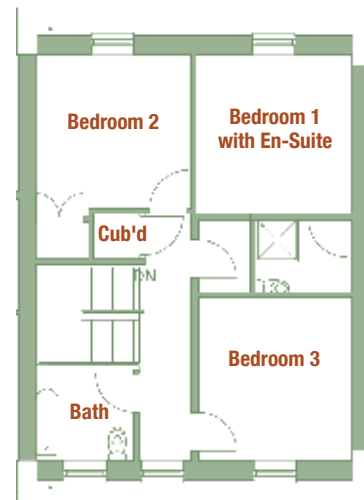


The Barnard/Houses 2, 3, 4 - New Build with 3 bedrooms

Ground Floor



First Floor



Ground Floor	
Kitchen/Breakfast area	3.15m x 8.61m (10'6" x 18'10")
Living room	3.3m x 5m (10'10" x 16'5")
Dining/Hall area	4.3m x 6.7m (14'1" x 21'12")
First Floor	
Master bedroom	3.3m x 3.4m (10'10" x 11'2")
Bedroom 2	3.3m x 3.4m (10'10" x 11'2")
Bedroom 3	3.3m x 3.4m (10'10" x 11'2")

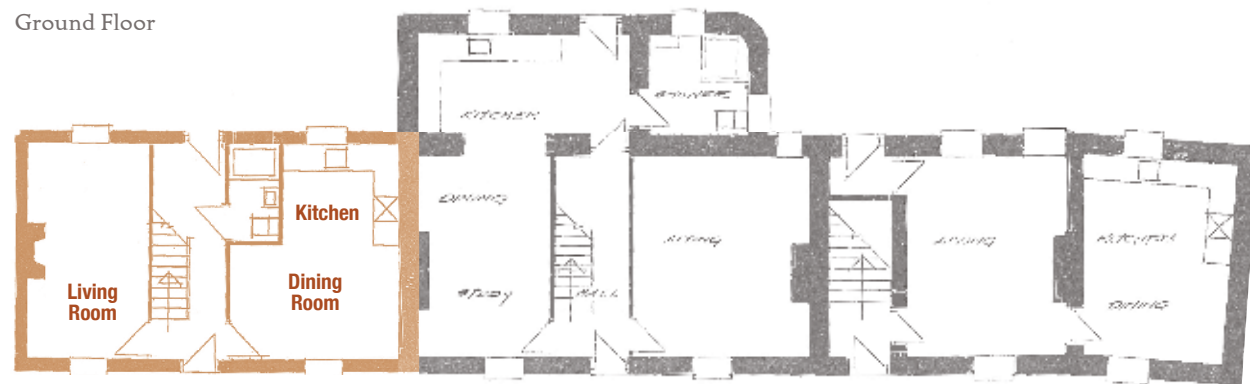
- Total floor area: 114 sq m (1,225 sq ft)
- Family bathroom and an en-suite
- Garage

Cottage 1

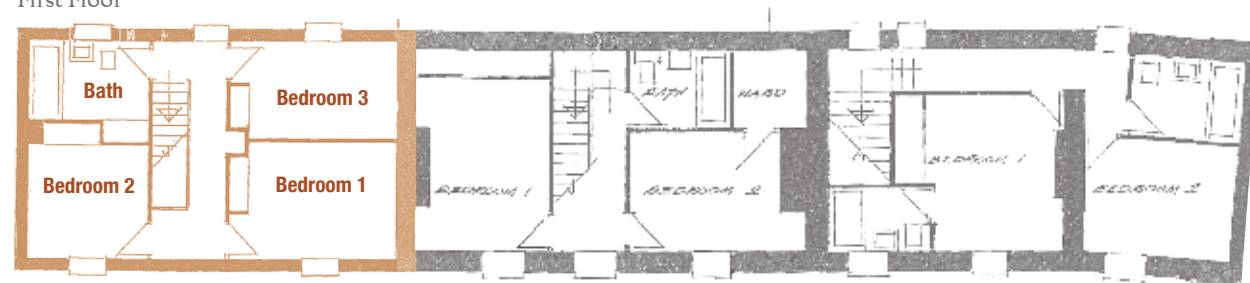


Cottage 1 - New Build with 3 bedrooms

Ground Floor



First Floor



Ground Floor	
Kitchen/Dining room	4.0m x 5.21m (13'1" x 17')
Living room	2.9m x 5.21m (9'1" x 17')
First Floor	
Bedroom 1	3.9m x 2.8m (12'9" x 9'2")
Bedroom 2	2.7m x 2.8m (8'10" x 9'2")
Bedroom 3	3.9m x 2.8m (12'9" x 9'2")

- Total floor area: 94 sq m (1,010 sq ft)
- Family bathroom and ground floor shower room
- Garden to front, side and rear
- Overlooks village green
- Option to incorporate garage to garden

Cottage 2



Cottage 2 - Renovation with 2 bedrooms

Ground Floor



First Floor



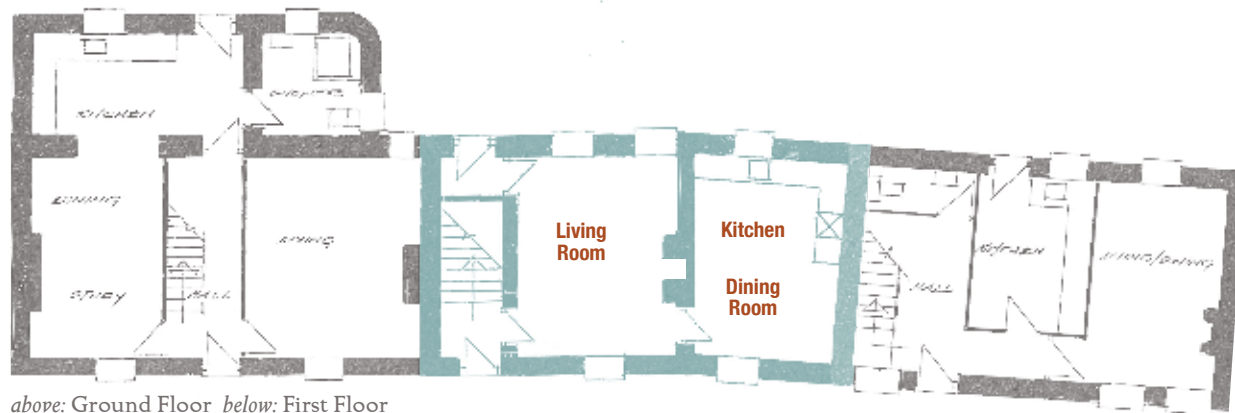
Ground Floor	
Kitchen/Dining room	4.0m x 5.21m (13'1" x 17')
Living room	2.9m x 5.21m (9'1" x 17')
First Floor	
Bedroom 1	3.9m x 2.8m (12'9" x 9'2")
Bedroom 2	2.7m x 2.8m (8'10" x 9'2")
Bedroom 3	3.9m x 2.8m (12'9" x 9'2")

- Total floor area: 112 sq m (1,205 sq ft)
- Family bathroom and ground floor shower room
- Walk in robe to bedroom 2
- Garden to front and rear
- Garage to courtyard
- Overlooks village green

Cottage 3

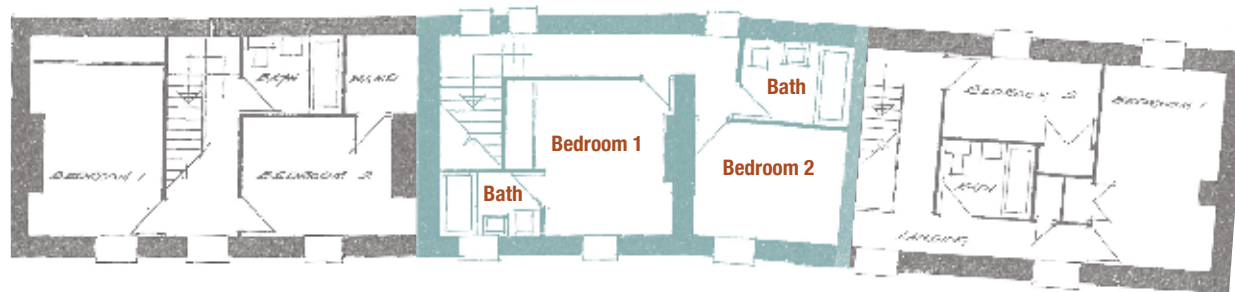


Cottage 3 - Renovation with 2 bedrooms



Ground Floor	
Kitchen/Dining room	3.7m x 4.8m (12'6" x 15'9")
Living room	3.8m x 4.8m (9'1" x 17')
First Floor	
Bedroom 1	3.8m x 3.7m (12'6" x 12'2")
Bedroom 2	3.5m x 2.7m (11'6" x 8'10")

- Total floor area: 109 sq m (1,170 sq ft)
- Family bathroom and an ensuite.
- Garage to courtyard
- Overlooks village green



Cottage 4



Cottage 4 - Conversion with 2 bedrooms

Ground Floor



First Floor



Ground Floor	
Living/Dining room	3.0m x 4.9m (9'10" x 16'1")
Kitchen	2.8m x 3.7m (9'2" x 12'2")
First Floor	
Bedroom 1	3.0m x 4.9m (9'10" x 16'1")
Bedroom 2	3.7m x 2.0m (12'2" x 6'7")

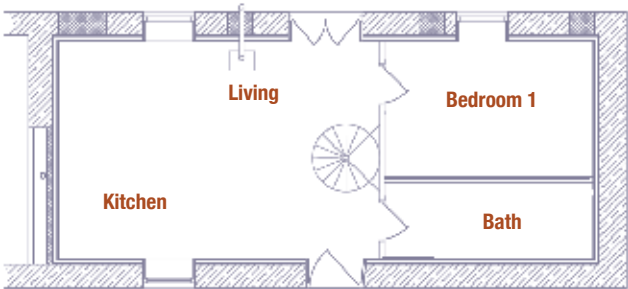
- Total floor area: 86 sq m (925 sq ft)
- Benefitting from a main bathroom and ground floor cloakroom
- Garage to courtyard
- Garden front and rear
- Overlooks village green

Cottage 5



Cottage 5 - Conversion with 1 bedroom

Ground Floor



Galleried First Floor



Ground Floor	
Kitchen/Living room	6.47m x 4.36m (21'3" x 14'4")
Bedroom/Study	4.2m x 2.7m 13'9" x 8'10"
Bath	4.2m x 1.5m 13'9" x 4'11"
Galleried First Floor	
Galleried bedroom	4.2m x 4.3m (13'9" x 14'1")

- Total floor area: 74 sq m (797 sq ft)
- Galleried bedroom within roof
- Garage to courtyard
- Large corner plot with fantastic views over the Tees Valley to the south

Schools

Summerhouse is well placed for some excellent local state and fee paying schools throughout the area.

For instance, High Coniscliffe C of E primary school, which has recently been awarded an Ofsted Outstanding Grading.

Close by is Ingleton, which has a good school and nursery, set within spacious grounds and beautiful countryside.

Within the fee paying sector, Summerhouse is easily in reach of Polam Hall, Barnard Castle and Yarm public schools.

Transport links

The road links from Summerhouse are excellent; the A1 is only 8 minutes drive away and the A66 only 17 minutes. The East Coast mainline rail station at Darlington is a 10 minute drive, enabling Newcastle and York to be within a 30 minute rail journey and London, 2 hours, 20 minutes.

The area is well served by Durham Tees Valley; Newcastle and Leeds/Bradford airports which are all within an hours drive.

Local business centres throughout North Yorkshire, County Durham and Teesside are within a 30 minute drive away.



Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- i) *The description, photographs and illustrations are for guidance only and are not a complete representation of the property.*
- ii) *Plans and perspective illustrations are not to scale and are for guidance only and do not form part of the contract.*
- iii) *Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally*
- given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given.*
- iv) *Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.*



Joint selling agent:

Smiths Gore

26 Coniscliffe Road, Darlington, DL3 7JX

tel: 01325 370500 *fax:* 01325 381139

web: smithsgore.co.uk



SUMMERHOUSE

Summerhouse Development Limited

81 Bondgate, Darlington, County Durham, DL3 7JT

tel: 01325 350606

email: sales@summerhousedevelopment.co.uk

web: summerhousedevelopment.co.uk



Surveyors:



Harrison & Johnson

81 Bondgate, Darlington, County Durham, DL3 7JT

tel: 01325 488488 *fax:* 01325 488488

web: harrisonandjohnson.co.uk

