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56, Merrybent,  
Darlington, DL2 2LE  
**Price £875,000**

House - Detached  
5 Bedroom/s  
3 Bathroom/s



Rockcliffe is a stunning detached home in the picturesque village of Merrybent, situated within a sizeable plot, this exceptional property offers a blend of character and modern living. With five spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both comfort and style. As you approach the house, you are greeted by privacy gates that open onto a sweeping driveway, providing ample parking for several vehicles, and a triple garage.

The welcoming hallway leads you into two elegantly designed reception rooms that are ideal for both relaxation and entertaining, also having the added advantage of a study room perfect for working from home. The heart of the home is undoubtedly the impressive bespoke Treske open-plan kitchen and breakfast area featuring high spec fittings, Miele appliances and a stunning central island with granite worktops and waterfall edges. Large doors open to the expansive south-facing rear garden, seamlessly blending indoor and outdoor living while offering breathtaking countryside views. The bespoke oak staircase takes you to the first floor and large galleried landing leading to the master bedroom, complete with Treske oak wardrobes and en-suite bathroom. Four additional bedrooms provide ample space for family or guests, complemented by a stylish main house bathroom and additional shower room both with Villeroy and Boch fixtures. The rear garden is perfect for family gatherings or simply enjoying the tranquility of nature, with mature, varied gardens, seating areas, well stocked flowers, shrubs and summerhouse,Also having the benefit of stables.

This property is rich in charm and character, making it a unique find in the market. With its generous living spaces, stunning views, and a sizeable garden, this home is a rare opportunity for those looking to settle in a peaceful yet accessible location.







- STUNNING DETACHED PROPERTY
- BREATHTAKING COUNTRYSIDE VIEWS,BEYOND THE SOUTH FACING MATURE,ESTABLISHED VARIED REAR GARDEN
- IMPRESSIVE OPEN PLAN KITCHEN/BREAKFAST ROOM WITH CENTRE ISLAND AND AGA
- SWEEPING DRIVEWAY, LEADING TO GARAGE
- NO ONWARD CHAIN
- WELL REGARDED LOCATION
- WELL APPOINTED LIVING ACCOMODATION
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE THIS FINE HOME

#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage. Double glazing and security alarm system.

Local Authority: Darlington Borough Council (Tax Banding F)









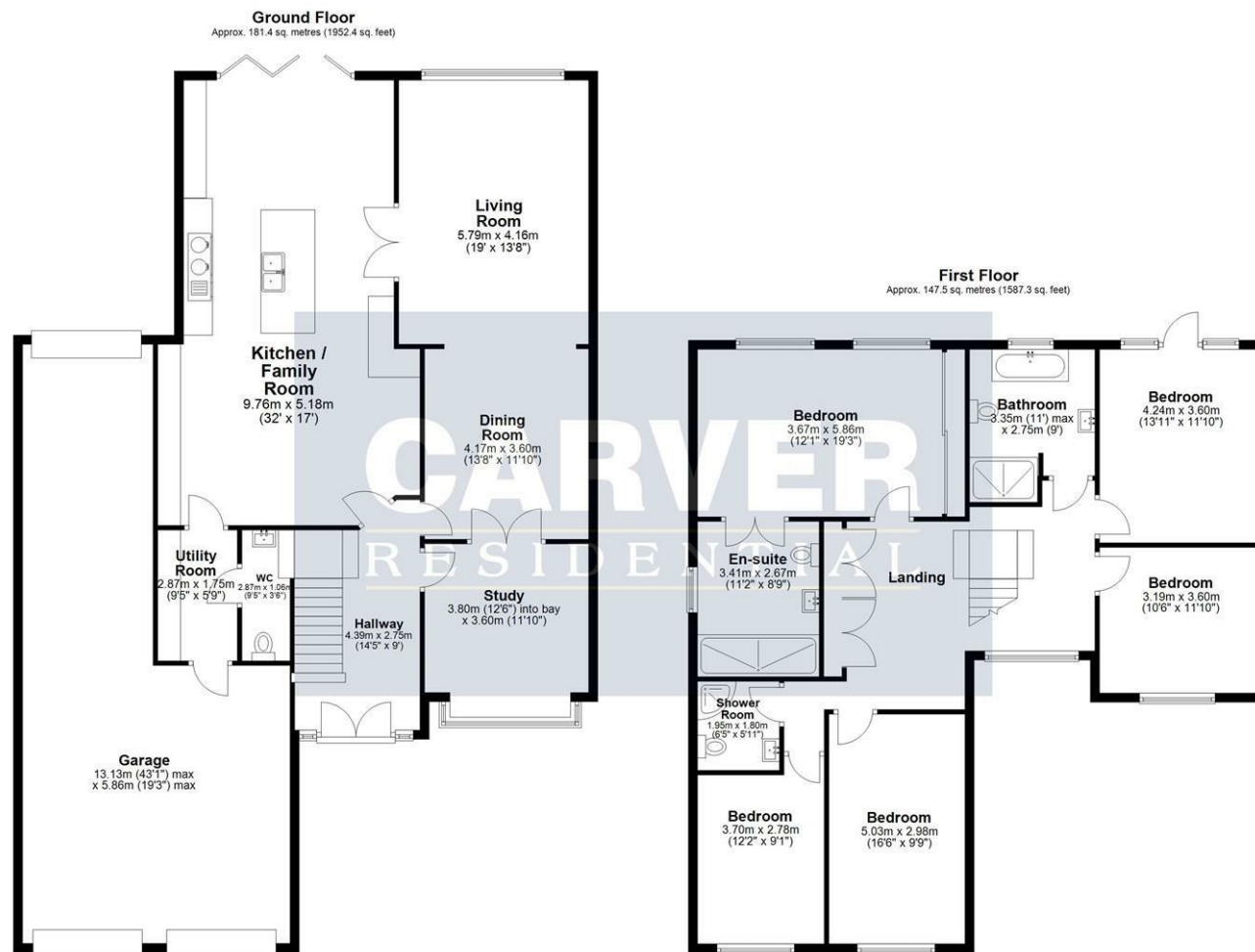












| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| 102-151 <b>A</b>                            |                         |           |
| 81-101 <b>B</b>                             |                         |           |
| 69-80 <b>C</b>                              |                         |           |
| 55-68 <b>D</b>                              |                         |           |
| 39-54 <b>E</b>                              |                         |           |
| 21-38 <b>F</b>                              |                         |           |
| 1-20 <b>G</b>                               |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Total area: approx. 328.9 sq. metres (3539.7 sq. feet)  
Rockcliffe, 56 Merrybent, Darlington

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