

THE OLD FORGE

INGLETON

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Ingleton

Ingleton is a picturesque and highly sought-after village located just west of Darlington and close to the charming community of Gainford. Surrounded by rolling countryside and traditional farmland, it offers a peaceful, rural lifestyle while remaining within easy reach of the A67 and excellent transport links to both Darlington and Barnard Castle.

At the heart of the village lies a beautiful green, bordered by period stone cottages and characterful homes that reflect its rich heritage. The village is full of charm, where neighbours know each other by name and community life flourishes through local events, gatherings, and seasonal celebrations.

The village boasts a Primary School, playing fields and a local pub.

There are also excellent walking and cycling routes on the doorstep, with the River Tees and Teesdale countryside providing endless opportunities for outdoor exploration.

With Darlington just a few miles away, transport to London is made easy with main line trains departing regularly and taking just over 2 hours. Access to the A1 north and South is approx a 3.5 mile drive - making for an easy commute.



Welcome home...

The Old Forge is a wonderful family home comfortable, stylish and practical - offering everything a growing family could wish for.

Step into the welcoming porch, the perfect place to kick off muddy boots and hang up coats after countryside walks, before entering the bright and modern hallway that sets the tone for the rest of this inviting home.

The cosy lounge is a true haven of relaxation. Dual-aspect windows flood the room with natural light and frame open views across the surrounding fields and the pretty garden beyond. Generously proportioned, it easily accommodates large sofas — ideal for gathering the whole family together for movie nights or quiet evenings by the fire as the sun streams in through the windows.

When it's time to dine, the spacious kitchen and family dining area is the heart of the home. This stylish and sociable space is filled with light from French doors and twin windows overlooking the rear garden. Whether it's weekday dinners, weekend brunches, or lively get-togethers with friends, this is a room made for sharing stories, laughter, and good food — with plenty of space for the kids to do their homework while dinner is being prepared. On warmer days, throw open the French doors and extend your living space outdoors. The garden becomes a natural continuation of the home — perfect for summer barbecues, evening drinks, or simply unwinding as the sun sets.

Adding to the functionality of this beautiful home is the downs stairs WC which you will find tucked away along the hall close to the kitchen.







Let's head upstairs

Up the staircase, where a beautifully crafted solid oak and spindle banister guides you to an impressive and generously sized landing, bathed in natural light. From here, all the bedrooms and the family bathroom are easily accessed, creating a spacious and harmonious layout.

At the end of the landing, discover your own private retreat; the elegant main suite. Thoughtfully designed with comfort and tranquillity in mind, this serene sanctuary offers dual-aspect windows framing picturesque views over the open countryside and garden below.

The adjoining en-suite bathroom combines style and practicality, perfectly suited to the pace of modern family life. Begin your mornings with a peaceful coffee in bed before stepping into the luxurious walk-in shower to prepare for the day ahead; this space feels both indulgent and effortlessly functional.





Relax...

Moving along the landing, you'll find the next beautifully presented double bedroom, a calm and inviting space that instantly feels like home. Impeccably decorated in soothing tones, it's the perfect place to unwind and recharge. Positioned at the rear of the property, this lovely room enjoys peaceful views over the garden, creating a sense of privacy and tranquillity. Generously proportioned, it can easily accommodate a king-size bed along with additional furnishings, making it ideal as a spacious children's bedroom or a welcoming guest suite.

Continue down the hall to discover yet another impressive double bedroom, where this home continues to delight at every turn. This room is particularly well-suited for teenagers or older children, offering both comfort and style in equal measure. With ample floor space for a desk or study area, it's as practical as it is elegant; a space where they can truly make their own. Like the others, this bedroom also enjoys lovely garden views from the rear of the home, allowing natural light to fill the space throughout the day.



A place to unwind...

Finally, we come to the fourth bedroom; a bright and airy space that's every bit as stylish and well-presented as the others. Overlooking the rear garden, this room enjoys plenty of natural light throughout the day, creating a calm and cheerful atmosphere. Generously sized, it offers wonderful versatility. This room is perfect for a growing family, whether used as a nursery, a child's room, or even a comfortable space for visiting guests.

Adjacent to this bedroom lies the family bathroom, thoughtfully designed to balance practicality with modern style. Beautifully tiled and finished with contemporary touches such as a sleek vanity unit and a shower over the bath, this is a room that feels both fresh and luxurious.

It's the ideal place to relax and recharge at the end of a busy day; soak in a long, hot bubble bath surrounded by soft lighting, or let the children enjoy splashing about before bedtime. Either way, it's a space that perfectly captures the home's comfort, function, and style.



Step outside...

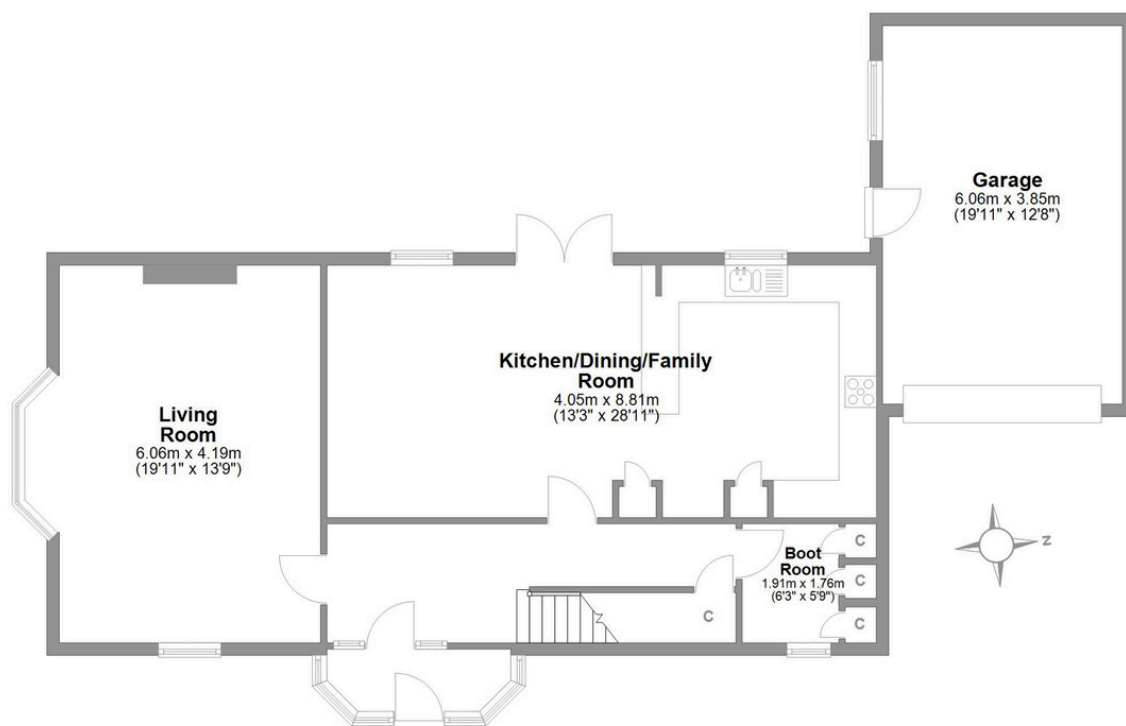
This property enjoys beautiful south-west facing wraparound gardens, designed to make the most of the sunshine. A generous side lawn offers a safe and spacious area for children to play, while the large paved terrace provides the perfect spot for adults to relax and entertain. All it needs is some stylish patio furniture and your family and friends to bring it to life. This isn't just an ordinary patio, though it features thoughtfully designed planting areas, adding colour, texture, and vibrancy throughout the seasons.

Tucked away in a quiet corner, you'll also find a charming summerhouse, ideal for lazy summer afternoons or tranquil evenings outdoors.

From the garden, there's convenient access to the garage, which the current owners have cleverly adapted as a utility space. The garage itself features an electric door and is approached via a driveway with parking for two cars.





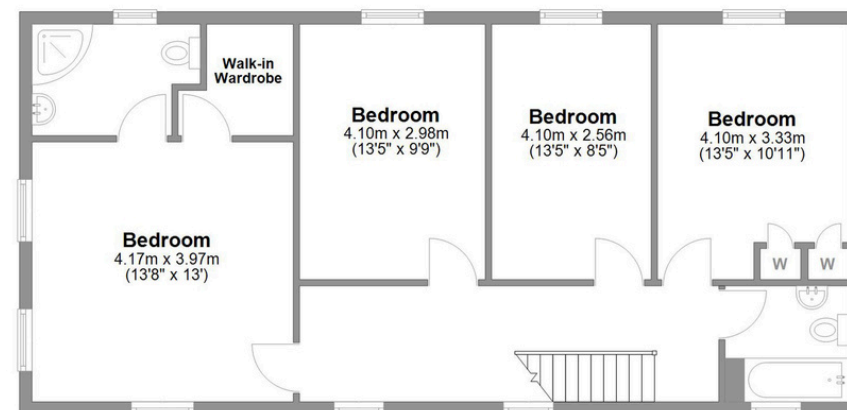


Ground Floor

Approx. 105.3 sq. metres (1133.1 sq. feet)

Gainford Road Ingleton

Total area: approx. 185.1 sq. metres (1992.7 sq. feet)



First Floor

Approx. 79.9 sq. metres (859.5 sq. feet)

Finer Details...

Postcode: DL2 3HQ
Freehold
Council Tax Band: F
EPC Rating: D
Gas Central Heating

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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