



THE GARTH

Hill Rise, Middleton One Row, Darlington, County Durham





THE GARTH

HILL RISE, MIDDLETON ONE ROW, DARLINGTON,
COUNTY DURHAM DL2 1AZ

THE GARTH IS A HANDSOME, CHARACTERFUL, FIVE-BEDROOM
DETACHED FAMILY HOME IN AN EXCEPTIONAL VILLAGE LOCATION,
POSITIONED PERFECTLY WITHIN GLORIOUS, WELL-MAINTAINED
GROUNDS OF APPROXIMATELY 1.06 ACRES.

Accommodation

Reception Hall • Cloakroom/W.C. • Drawing Room • Sitting Room • Dining Room
Sun Room • Kitchen • Laundry Room • Utility Room • Pantry • Five Bedrooms
Two Bathrooms

Externally

Sweeping, Gated Driveway with Parking for Several Vehicles
Double Garage • Private, South Westerly-Facing Lawned Garden • Rose Garden
Orchard Garden Area • Additional Lawned Garden
Vegetable Gardens with Greenhouse



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

The Garth is situated at the southern end of Middleton One Row, a village in the borough of Darlington. Adjoining Middleton St George to the North, the village is located approximately 7 miles to the south east of Darlington. Yarm is approximately 6 miles to the east and Middlesbrough is approximately 12 miles to the north east.

Middleton St George is a popular and sought-after residential village with good local amenities and is very well placed for easy access to the regional and national road network through the A66, A1(M) and A19. Teesside International Airport is only 3 miles away and the main East Coast Rail Line can be accessed at Darlington, with a local stop at Dinsdale. Darlington and Yarm are close by, offering good private and public schooling and a broad range of amenities.

The village is close to fine countryside including the Yorkshire Dales, North York Moors and the North East coast, all offering an excellent variety of recreational activities.

The Garth

The Garth was commissioned by Trevor Morris, a senior Bank Manager from Darlington, as his family home and was built to a high specification in 1924. The house has been sympathetically extended and the current family have enjoyed life here for nearly 60 years.

The property has been well-maintained and has evolved over the years with some extensions although it is now starting to age gracefully. This represents an opportunity for a new owner with a vision to update and modernise this wonderful family home, tucked away in a private and exceptional location, all set within immaculate grounds of around 1.06 acres.





Accommodation

The welcoming and spacious entrance hall has timber parquet flooring and a door to the guest cloakroom. An archway leads through to the south-eastern end of the property, where there is a large drawing room with warm and cosy central open fireplace, full-height ceiling and a bay window overlooking the glorious gardens and terrace. This impressive room is perfect for either a formal evening or a cosy and comfortable family night in.

The sitting room or snug also enjoys views out over the rear garden with a door opening up to the terrace. There are recessed and lit glass display shelves to either side of the chimney breast, creating a relaxing room in which to sit and while away some time overlooking the rear gardens.

The dining room has a large picture window, also overlooking the private gardens, and is large enough to accommodate an impressive dining table perfect for entertaining and family occasions. Adjacent to the dining room is the sunroom, a later addition to the property which overlooks the terrace and lawns with a convenient door outside for those summer days.

The kitchen is fitted with a range of units and has access to a pantry. There are doors through to the large laundry and utility room, providing useful additional space with built-in storage and the flexibility to extend or reconfigure the kitchen if required.

The central feature staircase has a window to the half landing and loops back around to the first floor. Doors from the main landing lead to five bedrooms, two bathrooms and a separate w.c. A tucked-away mezzanine floor gives access to the loft.

The master bedroom benefits from a range of fitted wardrobes, a vanity hand wash basin and a large window overlooking the gardens. The four remaining bedrooms are all fitted with built-in storage whilst two of the guest bedrooms also have their own vanity hand wash basin.



Externally

The property boundaries are mature and offer total privacy. The approach is via a long, gated, sweeping driveway with wonderful gardens to either side: a welcoming and impressive entrance.

There are well-maintained lawns with beech hedging, mature fruit trees, rose gardens, a variety of planting and mature borders along with strategically positioned seating areas to simply sit and enjoy the grounds. Those with an eye on home produce will note the pathway from here leading up to the vegetable gardens, composting area and greenhouse, all neatly tucked away from view.

The main driveway continues through the gardens and up to the front of the house, where there is ample parking and turning space for multiple vehicles, along with access to the double garage.

To the rear of the property, there is a large, raised entertaining terrace with seating areas, mature planting and a further terrace running along the length of the house: perfect for a garden party and family evenings. Steps in the centre lead down to the manicured rear lawn which has been impeccably maintained. We understand this lawn was formerly a grass tennis court where Mr Morris, a keen player himself, allegedly once played with a certain Mr Fred Perry.

The mature boundaries surrounding the property are well-maintained with ornate hedging and beautiful borders, all fully stocked with a range of flowers and spring bulbs everywhere you look. A keen gardener will no doubt appreciate the variety and the thought that has gone into creating such glorious gardens.

Garage and Parking

There is a large double garage with roller door and a tarmac driveway with parking and turning area.





Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

Darlington Borough Council. Council tax band G.

Services

Mains electricity. Oil fired heating and mains water.

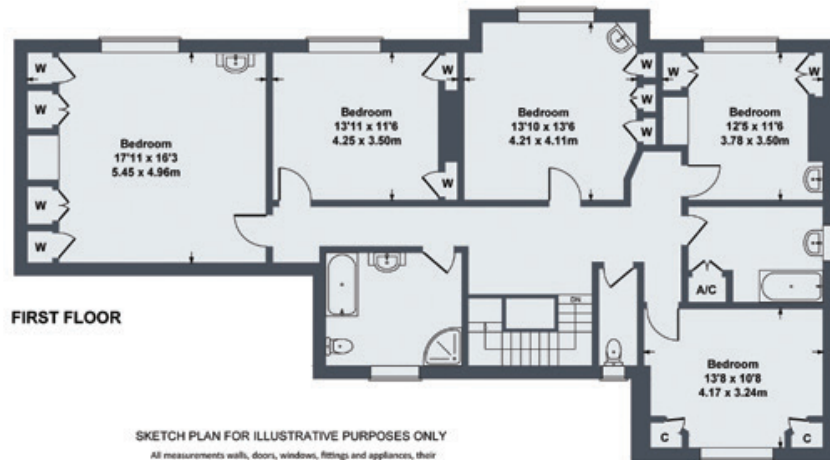
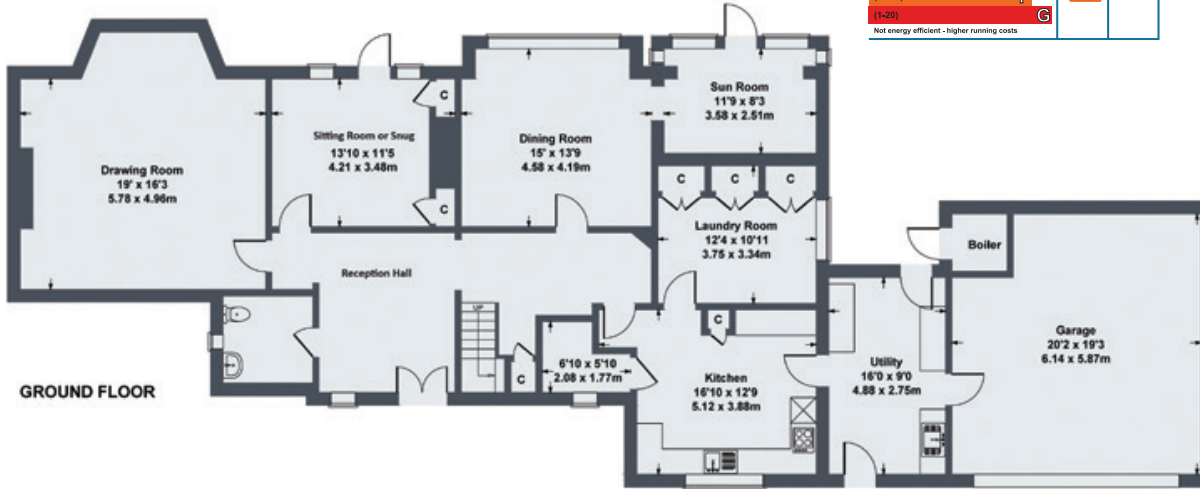
Wayleaves and Covenants

The Garth is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

The Garth, Middleton One Row

Approximate Gross Internal Area
3509 sq ft - 326 sq m

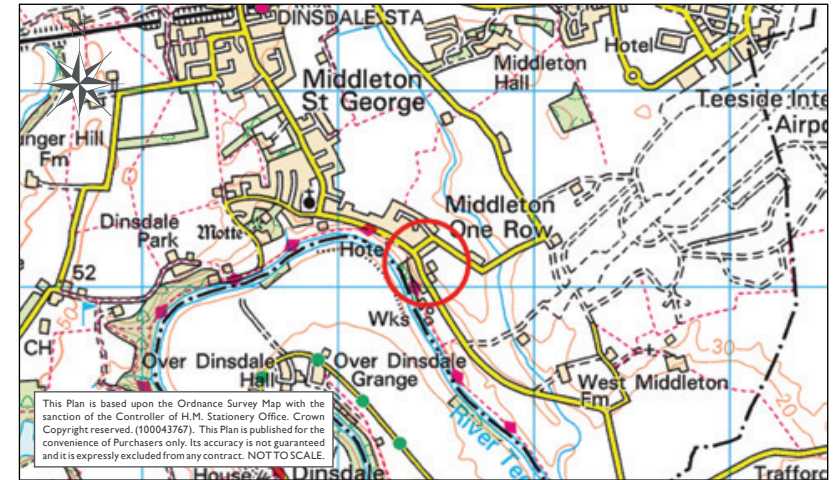
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
33	69



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2024

Photographs taken: May 2024