



# RIVERBANK COTTAGE

Over Dinsdale, Darlington, County Durham



# RIVERBANK COTTAGE

OVER DINSDALE, DARLINGTON, COUNTY DURHAM, DL2 1PW

THIS CHARACTERFUL, THREE BEDROOM HOME WITH ANNEX IS PERFECTLY TUCKED AWAY IN JUST UNDER 2.5 ACRES OF GARDENS WITH PRIVATE WOODLAND AND RIVERSIDE WALKS, ALL IN THE HIGHLY SOUGHT-AFTER LOCATION OF OVER DINSDALE

## Accommodation

Entrance Vestibule • Study • Living Room • Dining Room • Family Kitchen  
Pantry • Three First Floor Bedrooms • Family Bathroom • First Floor Storeroom  
Detached Annex with Kitchen, Living Space and a Shower Room

## Externally

Set in 2.45 Acres of Gardens and Woodland • Double Timber Garage  
Gravelled Parking for Multiple Vehicles • Private Gardens  
Private Woodland and Riverside Walks • Timber Outbuildings for Storage



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## Offices also at:

Alnwick  
Tel: 01665 568310  
Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000  
Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500  
Kirkby Lonsdale  
Tel: 01524 880320





### Situation & Amenities

Over Dinsdale is an attractive small village, set on the banks of the River Tees in open rural countryside. Whilst having a secluded rural feel, the nearby active villages of Neasham and Hurworth offer a wide range of services including village shops, state and independent educational opportunities, community centre and public houses. A range of independent and national retailers, leisure opportunities, restaurants and pubs can be found in the nearby market towns of Darlington and Yarm.

Darlington 6 miles, Yarm 9 miles, Middlesbrough 16 miles, Durham 30 miles, Newcastle 44 miles. Please note all distances are approximate. Over Dinsdale is conveniently located for both the A66 and A1, bringing a number of employment areas within commutable distance. Main line train services can be found at Darlington and national and international flights from Teesside International Airport and Newcastle International Airport.

### Riverbank Cottage

Riverbank Cottage is located in a perfect riverside setting, approached by a tree-lined driveway and positioned to enjoy the beautiful surroundings, privacy and space.

The accommodation includes both the main house and an annex: ideal for your guest to enjoy a short visit exploring the private woodland and riverside walks. The spacious lawn offers potential as a small paddock for those with equine interests or can simply be enjoyed as glorious gardens for those with green fingers.

A large timber garage and plenty of gravelled parking, along with outbuildings for storage, complete a wonderful home for the whole family to enjoy.



## Accommodation

The side entrance door opens into a hallway which runs through the centre of the house. There is a ground floor w.c, a cloak storage cupboard and stairs leading up to the first floor.

The light and spacious living room features double doors looking out over woodland and down towards the river, with a further window overlooking the gardens. This room boasts a characterful exposed beam, timber parquet flooring and a beautiful feature Range oven with a stone surround and hearth.

The kitchen is fitted with a range of cottage-style units with granite work surfaces, a Belfast-style sink, plumbing for a dishwasher and space for an oven, hob and American-style fridge freezer. A door leads through to the useful walk-in pantry with shelving. The separate dining room is perfect for entertaining and is fitted with a range of cupboards, book shelves and a feature fireplace. A door from here leads through to the inner lobby, which was previously used as the main entrance to the property and has quarry tiled floor, an under-stairs storage cupboard, a door to the study/snug and a further door leading outside to the front.



The study or snug is a peaceful, tucked-away room with windows to two sides and an unused feature fireplace, perfect for use as a home office or a quiet spot in which to relax.

To the first floor, there is a walk-in store room with shelving and doors to three bedrooms and the family bathroom.



Annex



Annex

A large double bedroom looking out over the front gardens has been fitted with a range of built-in wardrobes and a fireplace. There is a single bedroom enjoying the views over the paddock, with a large double bedroom to the rear which benefits from a range of built-in wardrobes and storage and a dual aspect over the woodland, gardens and paddock.

The large family bathroom has tiled flooring and features a free-standing bath, Victorian-style towel radiator, a step-in shower cubicle with drenching shower head, w.c and a vanity sink unit with storage under.



### Externally

The environment and gardens surrounding Riverbank Cottage are what make this property truly special. These are mainly laid to lawn with a variety of seating areas, edged by woodland in places. For buyers wanting a small paddock, the lawned garden to the front would work perfectly although fencing would be required.

The property enjoys a slightly elevated position with lovely, terraced walks leading down to the riverbank and there is a patio seating area which can be accessed directly from the living room.

Behind the private gardens, there is a slope leading down towards a lower lawned terrace. Through a tree-lined archway, the current owners have created a roped pathway with railway sleepers, leading down into the woodland. The woodland itself is full of wildlife, with deer helping to maintain the pathways. A lower walk runs alongside the riverbank, with places to sit and enjoy the privacy and tranquillity.

### Annex

The brick-built annex is fitted with 12 solar panels and has an attached wood store, a tool store and an electric car charger port.

The entrance leads directly into the kitchen, which has a range of units, electric oven and hob, plumbing for a washing machine, space for a dryer, access to the loft and a window to the front.

A door from the kitchen opens into the good-sized living room, which has double doors opening up to a patio overlooking the woodland. The adjacent shower room has a step-in shower cubicle, hand wash basin and low-level w.c.

Externally, there is a private, fenced garden dropping down to the woodland and walks beyond, providing a wonderful spot in which to enjoy the peace and quiet. There is also a purpose-built timber kennel and a timber shed.



### Garage & Parking

The house is approached by a private, gated driveway with parking for multiple vehicles.

The large, timber double garage has twin double doors and a courtesy door to the side, with power and lighting connected.

### Owner's Insight

The current owners love the feeling of being in a private and rural location, yet with good road links and access to nearby towns and infrastructure. The nature and wildlife is amazing and it is so peaceful and tranquil: a lovely home for the past 22 years.

### 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

North Yorkshire Council. Council tax band F.

### Services

Mains electricity. Mains water via Dinsdale Estate. Draining to septic tank.

### Wayleaves and Covenants

Riverbank Cottage 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. A public footpath runs alongside the northern boundary of the property.

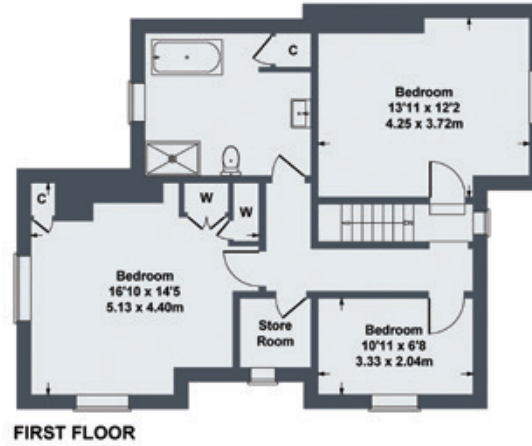
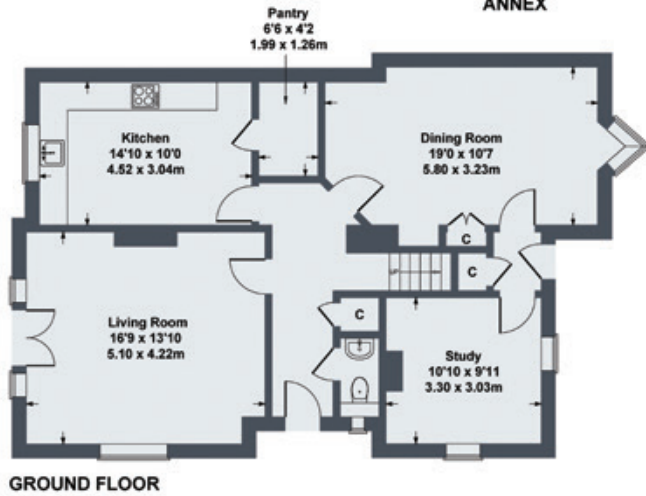
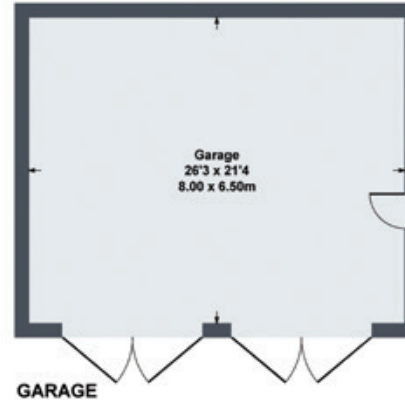
# Riverbank Cottage, Over Dinsdale, DL2 1PW

Approximate Gross Internal Area  
2616 sq ft - 243 sq m

## 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.

Produced by Potterplans Ltd. 2024



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

Particulars written: September 2024

Photographs taken: September 2024