



*Ann Cordey*  
ESTATE AGENTS

**22 Church Lane, Middleton St. George, Darlington, DL2 1DH**  
**Guide Price £475,000**



## 22 Church Lane, Middleton St. George, Darlington, DL2 1DH

The property at Church Close is a perfect blend of historic character with modern finish. A generous, THREE BEDROOMED detached home, situated in a beautiful rural setting, accessed by a private road, within the village of Middleton One Row.

The property has been much improved by the current vendor, and is in ready to move into order. Boasting a superb open plan kitchen and dining area, generous lounge with log burning stove and views across countryside to the front. There is a further ground floor reception room/bedroom four, large utility room and cloaks/wc with a home office completing the accommodation to the ground floor.

To the first floor there are three double bedrooms and a stylish, upgraded bathroom/wc with separate shower and built in TV to the bathing area.

Externally, the property occupies a generous plot, with landscaped gardens. A variety of different areas to the garden allow for lots of interest, and each space has it's own merits and something to offer. In addition a driveway to the front of the property allows for parking for two vehicles.

The original property was originally the lodge for Tower Hill around 1800's . The property has been extended over the years to allow for a spacious family home, with versatile accommodation. Works completed by the owner include rewiring, plumbing to the central heating system and installation of a worcester boiler in January 2016 . The gardens have been landscaped with the septic tank having been replaced with a new state of the art Klargester BC Biodisc sewage treatment plan which services this and two other properties close by. Warmed by gas central heating and being double glazed.

The location is private, whilst enjoying convenient access to the villages of Middleton One Row and Middleton St George, which have a host of independent shops, cafes and pub/restaurants, there is a sub train station at Dinsdale, Durham Tees Valley airport is close by and there are excellent transport links to Darlington, Yarm and Teesside and towards the A1M.

TENURE: Freehold  
COUNCIL TAX: E

### ENTRANCE VESTIBULE

The entrance door opens into the vestibule, which is turn opens into the reception hallway.

### RECEPTION HALLWAY

Welcoming reception hallway, having an oak balustrade staircase to the first floor and a quality oak floor. The hallway leads to all of the ground floor accommodation minus the home office.

### UTILITY/CLOAKS WC

A sizeable room, having a fitted work surface and plumbing for an automatic washing machine. The room has window to the side and WC and ceramic handbasin.

### LOUNGE

**19'9" x 16'5" (6.04 x 5.02)**

A very generous reception room, with a large, bay window to the entire front of the room, with fitted window seat offering a perfect spot to in which to enjoy views of the cleveland hills beyond. The room is tastefully decorated and has a quality wooden floor, with a wood burning stove nestling in the corner of the room to provide a cosy glow.

Double, internal oak doors open into the dining and kitchen area.

### DINING AREA

**12'4" x 12'1" (3.78 x 3.69)**

Easily accommodating a large family dining table and is open plan to the kitchen.



## KITCHEN

24'0" x 13'6" (7.34 x 4.14)

The kitchen has been very well planned and fitted with an ample range of quality cabinets in a cashmere finish complimented by the warm tones of a solid oak work surface with undermount sink unit. A large kitchen island is to the centre of the room making an impressive statement and offering informal dining area.

The integrated appliances include a dishwasher and microwave, the freestanding range cooker is included and there is also a slimline drinks cabinet. The room is finished with tiled surrounds and has an attractive tiled floor. A door opens to the rear porch and to the home office.

## OFFICE

12'3" x 7'9" (3.75 x 2.38)

Characterful, with windows overlooking the garden and fitted with book shelves and desk. A pretty, feature fireplace is to the chimney breast with open fire.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

16'5" x 10'3" (5.02 x 3.13)

The principal bedroom of the home is a very generous double room, over looking the front aspect and benefitting from fitted wardrobes.

### BEDROOM TWO

13'3" x 11'6" (4.05 x 3.53)

A further double bedroom with space to spare, having a window to the side aspect.

### BEDROOM THREE

13'3" x 12'1" (4.04 x 3.70)

A third, and well proportioned double bedroom, being dual aspect with windows to the side and rear, there is also a large walk in storage area to the eaves.

### BATHROOM/WC

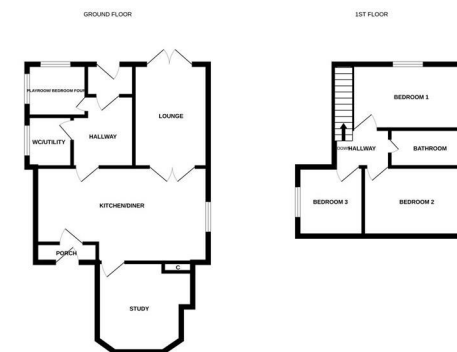
A generous, statement bathroom. Having a large double ended bath with built in TV. In addition there is a large walk in shower cubicle with mains fed shower. The large wall hung vanity cabinet has two mounted ceramic hand basins, and the room has is fully tiled with ceramics.

### EXTERNALLY

Positioned within a large plot of varied and interesting gardens. An enclosed rear garden is mainly laid to lawn with plants to the borders, a host of established trees and shrubs screen the area and offer privacy. To the side, the gardens are raised and tiered for ease of access, having paved seating space, childrens play area and hot tub.

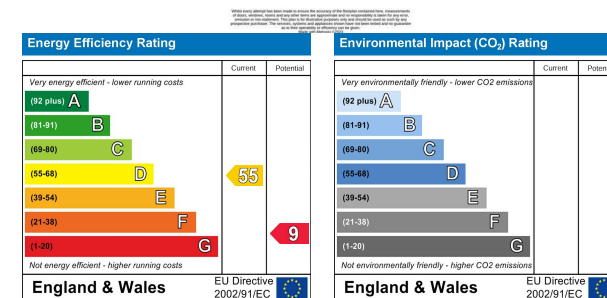
A large timber workshop has light and power and its own log burning stove for comfort in the colder days.

The driveway allows for off street parking for two vehicles.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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