



Ann Cordey
ESTATE AGENTS

Kingfisher House, Dinsdale Spa, Middleton St George, DL2 1DJ
Offers In The Region Of £399,950



Kingfisher House, Dinsdale Spa, Middleton St George, DL2 1DJ

Kingfisher House is the very epitome of character and style, having been a much loved home of the current vendors their attention to detail in the quality of finish really shines through. And if the arrival to the property down the sweeping private driveway has not captured your heart then entering the property through the stunning solid oak entrance vestibule will.

The grand setting within the large communal grounds is breathtaking, being on the river bank and having unspoilt views across countryside the feeling of tranquility and peace is immediately evident and you will feel that you have arrived somewhere special.

Having been converted from the original Dinsdale Spa, Kingfisher House is a THREE BEDROOMED character property across two floors, with an upgraded modern kitchen with appliances and a large open plan lounge and dining room with log burning stove at its heart.

The return staircase to the first floor is a feature within itself, having a large picture window overlooking woodland to the rear. A clever design of adding glazing to the open plan staircase allows the natural light and view from this area to flood the ground floor kitchen area and blending the spaces seamlessly. There are three bedrooms to the first floor, all of which are double bedrooms and are serviced by an exquisite four piece bathroom/wc with separate shower. The property is double glazed and is warmed by oil fired central heating. Upgraded by the current owners and having been re-roofed in 2023.

The original building was a Victorian Spa dating back to 1825. It has been developed and reconfigured into five separate dwellings, one of which is Kingfisher House. Each residence owns their own equal share of the freehold and are responsible for their property maintenance. There are four and half acres of communal gardens, including vegetable plots. The properties also enjoy fishing rights along the bank of the river tees. The upkeep of the communal grounds are covered by an annual service charge determined by the management company, of which each owner is a member. Further details are available from our office.

The grounds are to be enjoyed by each resident and are beautifully kept. The area immediately accessed from the lounge of the property has been landscaped with quality indian sandstone paving and raised garden beds with a stunning Acer tree occupying a prominent spot. The design of the garden here makes the most of the elevated space with steps leading up the tiers leading to a paved patio seating area which takes in the wonderful views of the river and beyond.

The property also has FOUR GARAGES within their ownership.

The location on the outskirts of Middleton St George is peaceful, yet a walk or short drive away you are within ease of access to the local shops and well regarded schools of the area. There are an abundance of countryside and river walks. The village of Middleton One Row with the highly acclaimed pub/restaurant 'The Devonport' is a walk away and there is a local train station at Dinsdale, within Middleton St George. Tees Valley Airport is also not too far away, along with excellent road links to the A1M and A66. Seclusion and convenience, they very best of worlds is on offer with this property and viewing is highly encouraged for you to fully appreciate the property and the wonderful setting.

TENURE - Leasehold with SHARE OF FREEHOLD

COUNCIL TAX - D

ENTRANCE VESTIBULE

The stunning solid oak vestibule sets the tone of the property with its quality craftsmanship. The glazed door opens and reveals an attractive tiled floor and a further glazed door which opens into the reception hallway.

RECEPTION HALLWAY

You are met with a beautiful solid wood floor which runs throughout the ground floor. The hallway is welcoming and leads into the kitchen area and down into the lounge and dining area. The staircase leads up to the first floor.

KITCHEN

16'1" x 10'9" (4.92 x 3.30)

The kitchen has been upgraded and well planned with an ample range of modern, white gloss cabinets which are complemented by the striking dark marble granite worksurfaces. A wall of oak cabinets housing the integrated NEFF double oven and microwave add the warm country tones to the room and this is completed by a beautiful oak circular breakfast bar table.

There is an undermount sink, integrated fridge/freezer and further smaller fridge and washing machine. The room over looks the front aspect and has the wooden floor from the hallway continued.



LOUNGE & DINING

24'0" 14'5" (7.32 x 4.41)

A generous L shape room, with high ceilings and deep coving. Neutrally decorated the area is light and bright with a window and french doors to the side allowing for lovely views across countryside and access to the patio at the side.

FIRST FLOOR

LANDING

The landing is quite spacious and has solid wooden floor, a picture window on the return landing lets in natural light and there is access to all three double bedrooms and to the bathroom/wc. There is also access to the attic area which has a light and is boarded.

BEDROOM ONE

12'2" x 11'5" (3.73 x 3.50)

The master bedroom is a generous double room and having a full range of fitted wardrobes and bed side tables in a gloss finish. The floor is solid wood and there is a window to the side aspect which allows for unspoilt views.

BEDROOM TWO

16'6" x 10'5" (5.05 x 3.18)

A second, generous double bedroom, this time to the front aspect.

BEDROOM THREE

11'8" x 10'6" (3.56 x 3.22)

Bedroom three is currently used as a home office and second sitting room. It has french door opening onto a lovely balcony, which is a pleasant space to sit and take in the views of the grounds, the river and the surrounding area. Bliss!

BATHROOM/WC

The bathroom has been upgraded and styled in keeping with the character of the home. A stand alone, claw foot bath is at the centre of the room and there is a separate walk in shower cubicle with a mains fed water fall shower. In addition there is a victorian style handbasin and wc. There is also a chrome hand held shower mixer tap to the bath.

The room is tastefully decorated and finished with ceramic tiling and has window to the front.

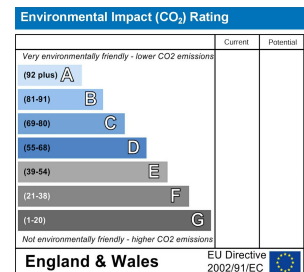
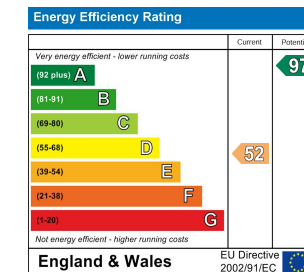
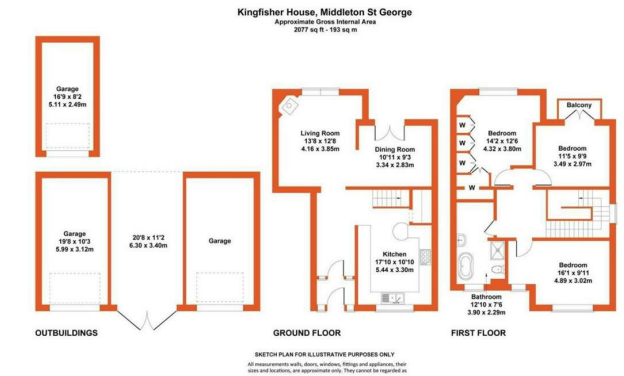
EXTERNALLY

There are 4.5 acres of communal grounds for each resident to enjoy including the sweeping driveway, vegetable garden and lawns to the river bank. Directly accessed by the french doors from the lounge there is an Indian sandstone patio seating area and landscaped gardens with abundance of spring flowers, plants and shrubs. A stunning 'Acer' tree is a beautiful feature within a raised garden bed and there are many areas of interest. Steps lead up the elevated gardens to a further patio seating area which enjoys views across the grounds and countryside.

The property has FOUR GARAGES, a single garage within one block close to the whole building and three garages in a block within the access lane.

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



