



Ann Cordey
ESTATE AGENTS

6 The Courtyard, Middleton St. George, Darlington, DL2 1UD
Asking Price £425,000



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Set in a pretty and tranquil setting within the grounds of Dinsdale Spa this three bedroomed barn conversion offers the very best of both worlds. Steeped in character from the stone built walls to the original wooden beams the rustic appeal is evident. Internally the property has been upgraded to a high standard with a quality finish and stylish decor. The accommodation is spacious with a welcoming hallway, two reception rooms and a large kitchen and dining room. A handy ground floor cloaks/WC completes the accommodation to the ground floor.

To the first floor the galleried landing is a feature within itself with a lovely spot for a chair or desk to sit and read which overlooks the courtyard to the front. The landing leads to all three bedrooms and to the bathroom/WC.

Externally the property overlooks the courtyard to the front which has well kept lawns and mature garden beds. To the rear there is a pretty garden which overlooks the ample green space of the golf course. There is a lawned area edged with established borders which have an abundance of plants, trees and shrubs to provide colour and interest throughout the seasons.

A gravelled driveway leads towards a double garage which has two up and over doors and measures 5.78m x 5.63m with light, power and . The development was converted from the original Dinsdale Hall into several residential dwellings, all configured individually and each offering their own unique appeal. Situated between the villages of Middleton St George and Neasham close to Dinsdale Golf Club. There are various countryside walks, one which leads to Middleton One Row and the well regarded Devenport Pub/reasturant. Dinsdale train station is within the village of Middleton St George which links to Darlington and Teesside. Durham Tees Valley airport is also close by along with transport links towards Darlington and to the A167 and A1M

The property is warmed by gas central heating and is fully double glazed.

TENURE:
COUNCIL TAX

RECEPTION HALLWAY

With a wooden glazed entrance door the hallway is spacious and welcoming with a tiled floor. It leads to the lounge, dining/sitting room and to the kitchen/breakfast room.

LOUNGE

17'3" x 12'3" (5.28 x 3.74)

Light and bright being dual aspect with a window overlooking the courtyard and French doors opening onto the rear garden. A log burning stove casts a cosy glow when needed and the room is tastefully decorated.

DINING ROOM/SITTING ROOM

12'0" x 10'7" (3.67 x 3.25)

The second reception room has versatile use as a formal dining room, office or sitting room with a window onto the rear garden and views of the golf course beyond.

KITCHEN/BREAKFAST ROOM

17'3" x 17'2" (5.28 x 5.25)

A generous open plan space which has been refitted with a quality range of cabinets in modern grey tones and which are complimented by the granite worksurfaces with undermount sink. Well planned with ample storage including large larder cabinets, integrated fridge, freezer, dishwasher and washing machine. There are two electric double ovens and an induction hob. A centre island is to the heart of the room and offers a space for informal dining this is in addition to the space available for a family dining table. The room has windows to the rear garden, french doors and a door leading out to the rear also. The staircase to the first floor is open plan and there is access to a handy ground floor cloaks/WC.



CLOAKS/WC

A convenient addition to any home with low level WC and ceramic handbasin.

FIRST FLOOR

LANDING

The landing is of a good size with windows to the front and side. It leads to all three bedrooms and to the bathroom/WC. There is space by the window for a chair or desk which overlooks the courtyard.

BEDROOM ONE

16'11" x 14'9" (5.18 x 4.50)

The principal bedroom of the home is a generous bedroom. Dual aspect with windows to the front and rear and the original beams exposed adding character whilst also enjoying modern ensuite facilities.

ENSUITE

Shower ensuite facilities with mains fed shower. There is also a pedestal handbasin and low level WC. The room is finished with tasteful ceramics and has window to the rear.

BEDROOM TWO

10'7" x 10'7" (3.25 x 3.24)

Bedroom two is a good sized bedroom overlooking to the rear aspect.

BEDROOM THREE

10'9" x 8'3" (3.30 x 2.52)

The third bedroom is a well proportioned room also overlooking the rear aspect.

BATHROOM/WC

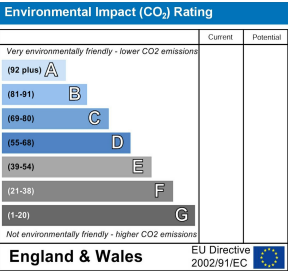
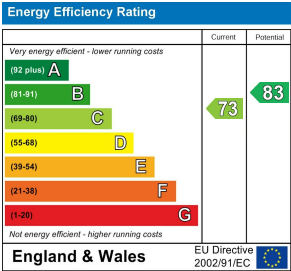
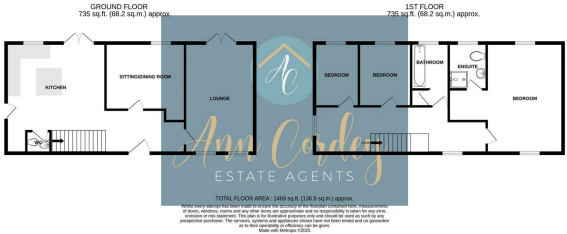
The bathroom comprises a quality suite with a large double ended bath. The handbasin and WC are positioned within cherry wood effect cabinets which are complemented by a granite top. The room has been finished with tiling and has a built in linen cupboard and a window to the rear.

EXTERNALLY

The frontage of the property is within the courtyard setting and overlooks the well kept communal gardens and pathways. As a vendor you contribute to the upkeep of the communal areas as this charge is currently £20.00 per month. The rear garden is of a good size and quite private. A pretty space to relax and enjoy the best of the weather. The lawn is edged with mature borders which offer an array of established flowers, plants, shrubs and trees so the garden offers lots of colour and interest throughout the seasons. The gravelled driveway leads to two parking spaces which sit just in front of the double garage (which measures 5.78m x 5.63m) and has an up and over door light and power with apex roof for storage and a useful water tap.

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



