



*Ann Cordey*  
ESTATE AGENTS

**The Octagon, Dinsdale Spa House, Middleton St. George, DL2 1DJ**  
**Offers In The Region Of £375,000**



# The Octagon, Dinsdale Spa House, Middleton St. George, DL2 1DJ

A true hidden gem, in every sense of the word. The Octagon is the most unique THREE BEDROOMED character residence, situated in a beautiful and secluded setting. Positioned along the banks of the River Tees, and what was formally a Victorian Spa (dating back to 1825), enjoying tranquil views, and approximately four and half acres of communal gardens, vegetable plot and large paddock. The properties also enjoy fishing rights along the banks of the river tees.

The property is one of five dwellings, configured from the original Dinsdale Spa House. Each property own an equal share of the freehold and are responsible for the maintenance of their own property. The grounds are communal and there is a yearly service charge determined by the management company, of which each owner is a member. Further details of this is available within our office.

The grounds are approached via a winding, private driveway, the first impression of the property will not fail to impress. And upon internal inspection, the home will capture your heart.

Warmed by oil fired central heating and being double glazed, the accommodation has been well maintained and lovingly upgraded and is in keeping with the character of the property whilst offering the modern open plan kitchen, diner and living space, and benefiting from two bathrooms, and three double bedrooms, in addition there is a cosy lounge. Presented to a high standard with quality finishes to include solid oak internal doors and craftsman built oak staircase. The kitchen offers an ample range of cabinets, with complimenting granite/slate worksurfaces and a host of integrated appliances with a freestanding electric Rangemaster Stove.

Externally the extensive grounds are to be enjoyed by each resident, and are a delight. Having lawned frontage down to the river and well established borders to add colour and interest. The weeping willow, sitting to the front of The Octagon adds to the peaceful feeling, and our vendors have recently erected a decked patio that overlooks the river, and is the most inviting space to sit and relax.

The whole feeling of the property is one of peace and tranquillity, and viewing is highly encouraged to fully appreciate and understand the opportunity that is on offer. The location, whilst being secluded within the home, is quite convenient for walks into the village at Middleton One Row, and further along to Middleton St George. You will find local shops, cafes and restaurants, a dentist and pharmacy on hand along with well regarded local schools. There are regular bus services, a sub train station at Dinsdale and Durham Tees Valley airport is close by. The well regarded pub/restaurant 'The Devonport' will become a firm favourite, and again within walking distance. The area is quite beautiful with lots of country and river walks. Also having excellent transport links to Yarm, Darlington and towards the A1M and A66.

TENURE: Share of freehold (ONE FIFTH) LEASEHOLD GROUNDS All 5 properties own the freehold and therefore no external landlord fees.  
COUNCIL TAX: D

## ENTRANCE PORCH

The entrance porch is a practical area for coats and muddy boots, being of solid oak structure with glazed windows, an internal door opens into the reception hallway.

## RECEPTION HALLWAY

An elegant area with fine Craftsman built oak staircase leading to the first floor, oak flooring and understairs cupboard.

## SITTING ROOM

14'7" x 9'8" (4.45 x 2.97)

The formal lounge is a cosy room in which to retire, having a window to the side aspect, being tastefully decorated and finished with an attractive oak floor. There is a door opening into a utility cupboard.

## UTILITY CUPBOARD

Housing the central heating boiler, having plumbing for an automatic washing machine , a window to the front aspect and slate floor.

## KITCHEN

22'1" x 21'4" (6.74 x 6.52)

The kitchen, Dining and Living space is truly at the heart of this home, having an attractive fireplace with log burning stove to cast a cosy glow when needed. The impressive space, easily allows for a family dining table and soft seating. Light and bright, having two windows and a single UPVC door to the side.

The room is open plan onto the kitchen, which has been fitted with a quality range of curved, wall, floor and drawer cabinets with stunning slate/granite work surfaces with undermount sink. An electric rangemaster stove is included in the sale, and a host of integrated appliances include fridge, freezer, and dishwasher and in addition there is a wine fridge. There is a further window at the sink unit, which enjoys views of the decked patio, river and countryside beyond.

The room has been tastefully decorated and has a wooden floor.

## FIRST FLOOR

### LANDING

Spacious area with Georgian style double glazed window to the rear aspect, oak flooring and access to the attic. There is a built in illuminated shelved display recess making a nice feature.



### BEDROOM ONE

15'10" x 17'2" (4.84 x 5.24)

The principal bedroom of the home is a generous double room, light and airy room with double glazed window to the front aspect, further double glazed window to the side aspect, and laminate flooring.

### BEDROOM TWO

10'7" x 10'11" (3.24 x 3.34)

Known affectionally as the River View room, the room is light and bright with Georgian style double glazed windows to the side and rear aspect, the rear enjoying views of the river and the weeping willow branches dancing in the breeze.

### BEDROOM THREE

10'2" x 10'1" (3.12 x 3.09)

used by the current owner for home working, the room is a double room, having a walk in storage cupboard and enjoying ensuite facilities.

### EN-SUITE/WC

Double tiled shower cubicle and fitted with a white suite, comprising Saniflow w/c, handbasin, electric blow heater, extractor fan and down lighting to the ceiling.

### BATHROOM/WC

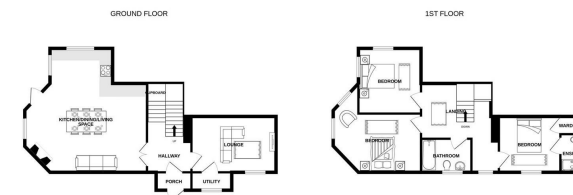
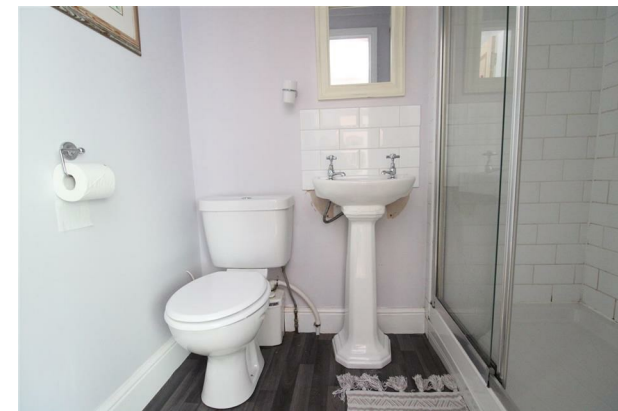
Fitted with a white 'Slipper' bath with claw feet and chrome Rain shower, glass shower screen, Heritage suite comprising white w/c and handbasin, chrome heated towel rail, extractor fan, laminate flooring and georgian style double glazed window to the rear aspect. Finished with period style ceramics and attractive vinyl floor.

### EXTERNALLY

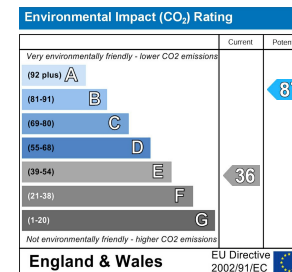
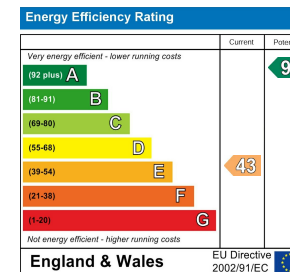
The private access lane leads to four and a half acres of secluded communal grounds, enjoyed by each residence. An expanse of manicured lawns and established borders, kitchen garden allotment area and grazing paddock.

In addition there is ample parking and the property also has the benefit of a DOUBLE GARAGE.

The new purchaser will own a share of the freehold, as one of the five shareholders you will become a director of the management company and are involved in the decisions and upkeep of the grounds. Further information regarding the length of lease and associated costs are available for your perusal and can be requested from our office.



While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, distances, contents and fittings are approximate and no responsibility is accepted for any errors or omissions in the particulars. The services, systems and appliances shown have not been tested and the purchaser should verify their condition and operation before completion.



**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.



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