



ST LAURENCE'S CHURCH

CHURCH LANE | MIDDLETON ONE ROW | COUNTY DURHAM



FINEST
PROPERTIES

A stunning conversion of an 1870's Parish Church with many traditional and original features providing a spacious, contemporary home

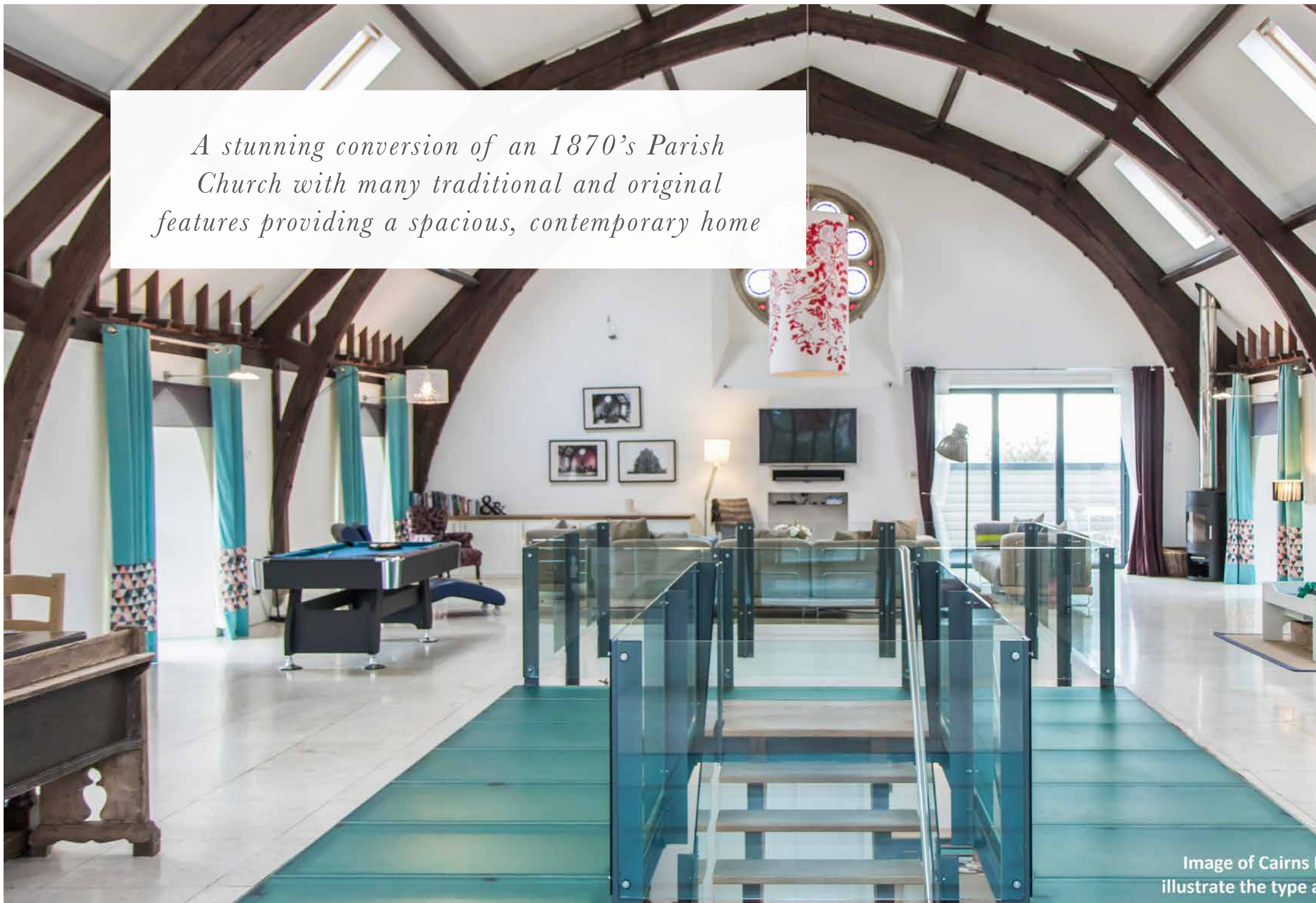


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House holiday home in Kelso used to
and standard of the proposed conversion



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APPROXIMATE MILEAGES

Dinsdale Station 0.7 miles | Durham Tees Valley Airport 2.4 miles
Darlington Town Centre/Station 5.0 miles | Yarm 6.5 miles
A1(M)J57 8.7 miles | Durham 24.7 miles
Newcastle City Centre 37.6 miles
York 48.5 miles

ACCOMMODATION IN BRIEF

Entrance Porch | Entrance Hall | Open Plan Living Area
Kitchen and Dining Room | Snug | Utility | Games Room | WC
Four First Floor Bedrooms one with En-suite | Family Bathroom
Master Bedroom with Dressing Room and En-suite to Second Floor
Two Further En-suite Bedrooms | Tower

Gardens | Parking

AGENTS NOTE

There is no graveyard and there are no burials at the property.

This renovation is being sold 'off-plan' and therefore the description outlines the plans that have been drawn up by the vendor. Images showing a finished property are for illustration purposes and should not be relied upon as an exact representation. By negotiation the vendor may sell the property in it's current, unrenovated condition.

The vendor is willing to accept the cryptocurrency Bitcoin (BTC) as a method of payment. The final sale price in BTC is to be agreed and confirmed with the vendor and will depend on the market valuation of BTC at the time of sale.



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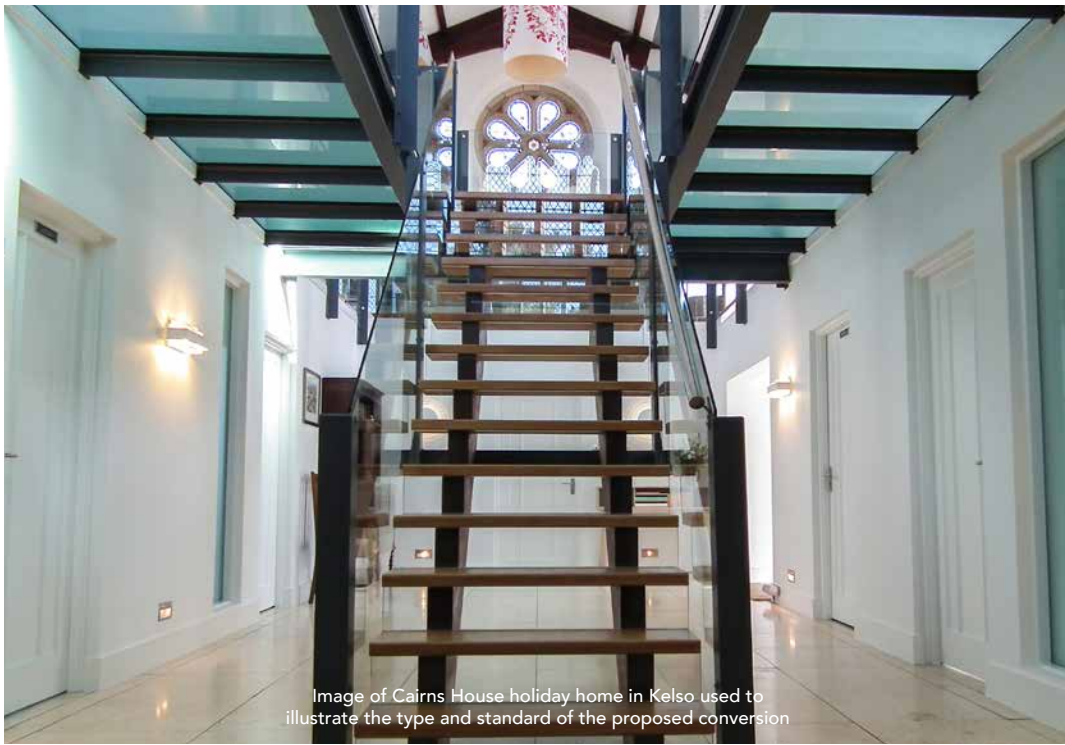


Image of Cairns House holiday home in Kelso used to illustrate the type and standard of the proposed conversion

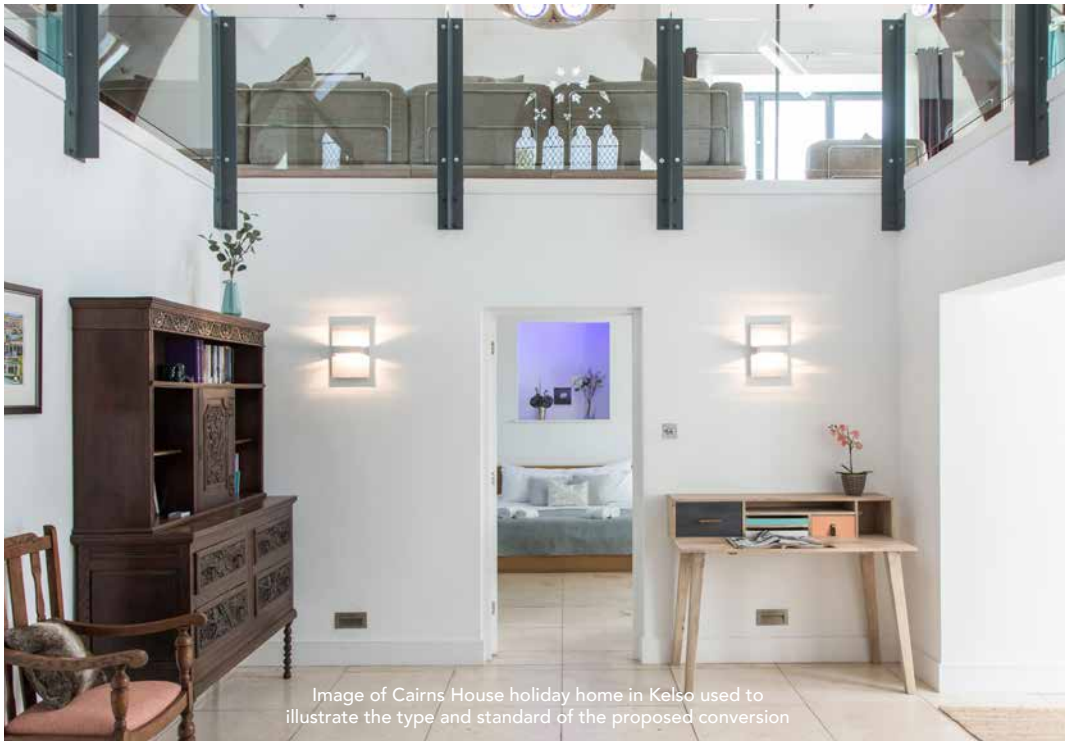


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THE PROPERTY

St Laurence's Church dates to 1871 and was designed by the Darlington based architect JP Pritchett. The imposing and ornate property is constructed of squared rock-faced sandstone in narrow courses with ashlar dressings under a Welsh slate roof. An octagonal stone spire rising from a tower incorporates an octagonal belfry with trefoil headed bell openings and ensures that this is a remarkable focal point of the property. The ornate stone work around the pointed arch stained glass leaded windows incorporates carvings of royal figures and the buttresses around the property contribute to its solid and impressive stature. This is a wonderfully attractive property with a wealth of original features both inside and out. The accommodation has been designed to take advantage of the space and light inherent in the property with open plan living accommodation and a good use of void spaces to draw light throughout the property.

An entrance porch opens into the full height entrance hallway and staircase which is flooded with light from the large circular stained-glass window above. Much of this level accommodates the main reception areas within the Nave with a focal point kitchen located upon and in front of the original altar. A range of high specification cabinets, worktops and appliances create a modern and spacious kitchen area. In addition there is a large dining space and living room area as well as a snug within the North Transept. A games room occupies what was once the vestry of the church where there is also a WC and utility/cloaks. A spiral staircase winds up to the first floor

The first floor has an open galleried landing with part glazed floor and balustrades gathering plenty of light from other parts of the property. On this level there are three double bedrooms served by a modern and stylish family bathroom, one of which has an en-suite shower room. There is an elegant modern family bathroom to serve the other bedrooms. The second floor has the benefit of the vaulted beamed ceiling which becomes a stunning feature in the master bedroom which has a dressing area with fitted robes, an en-suite bathroom with separate shower cubicle and a Juliet balcony which opens out into the void overlooking the Chancel.

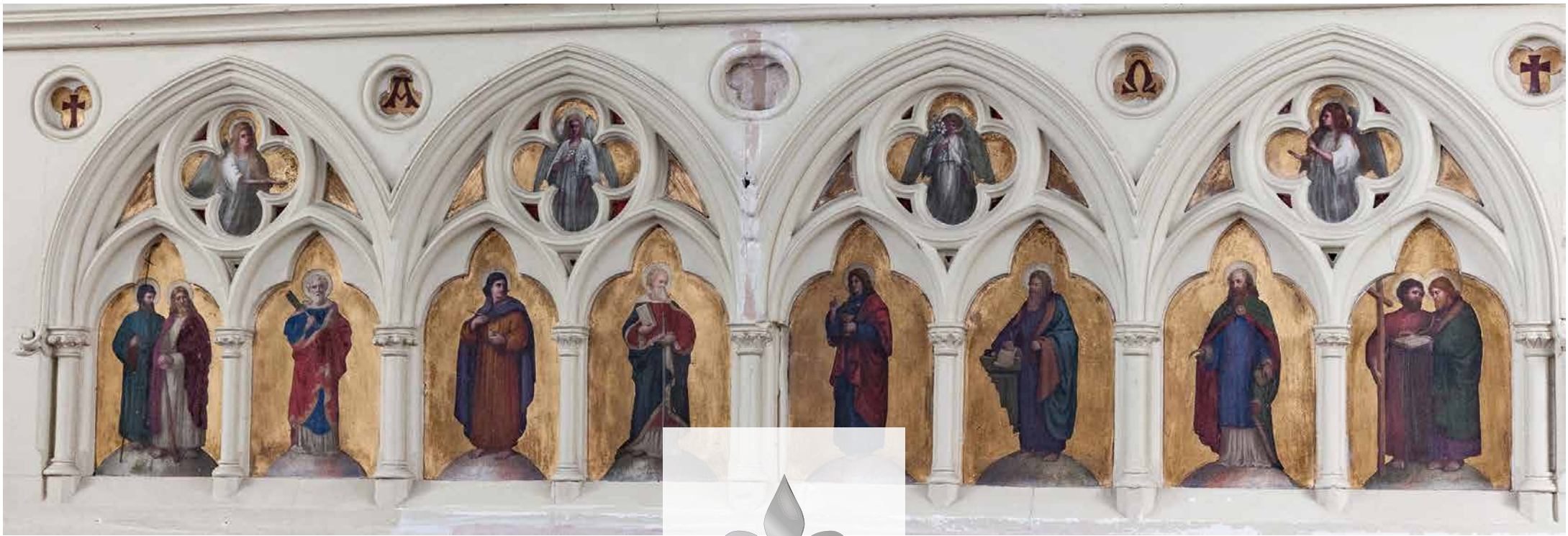
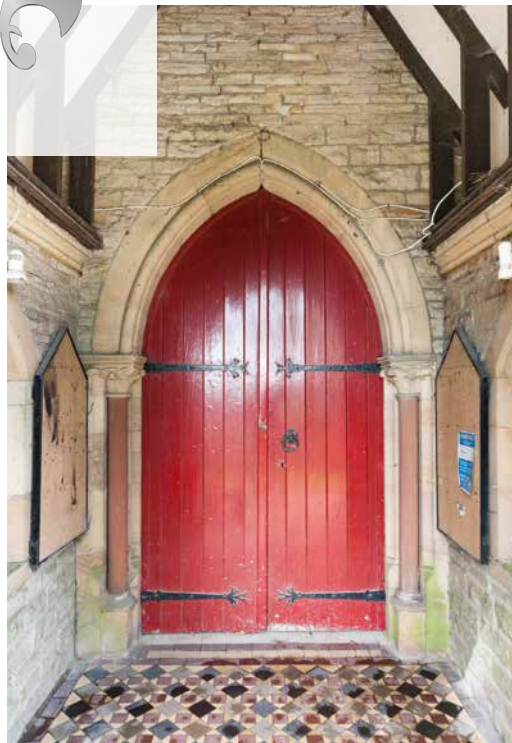


Image for illustrative purposes only



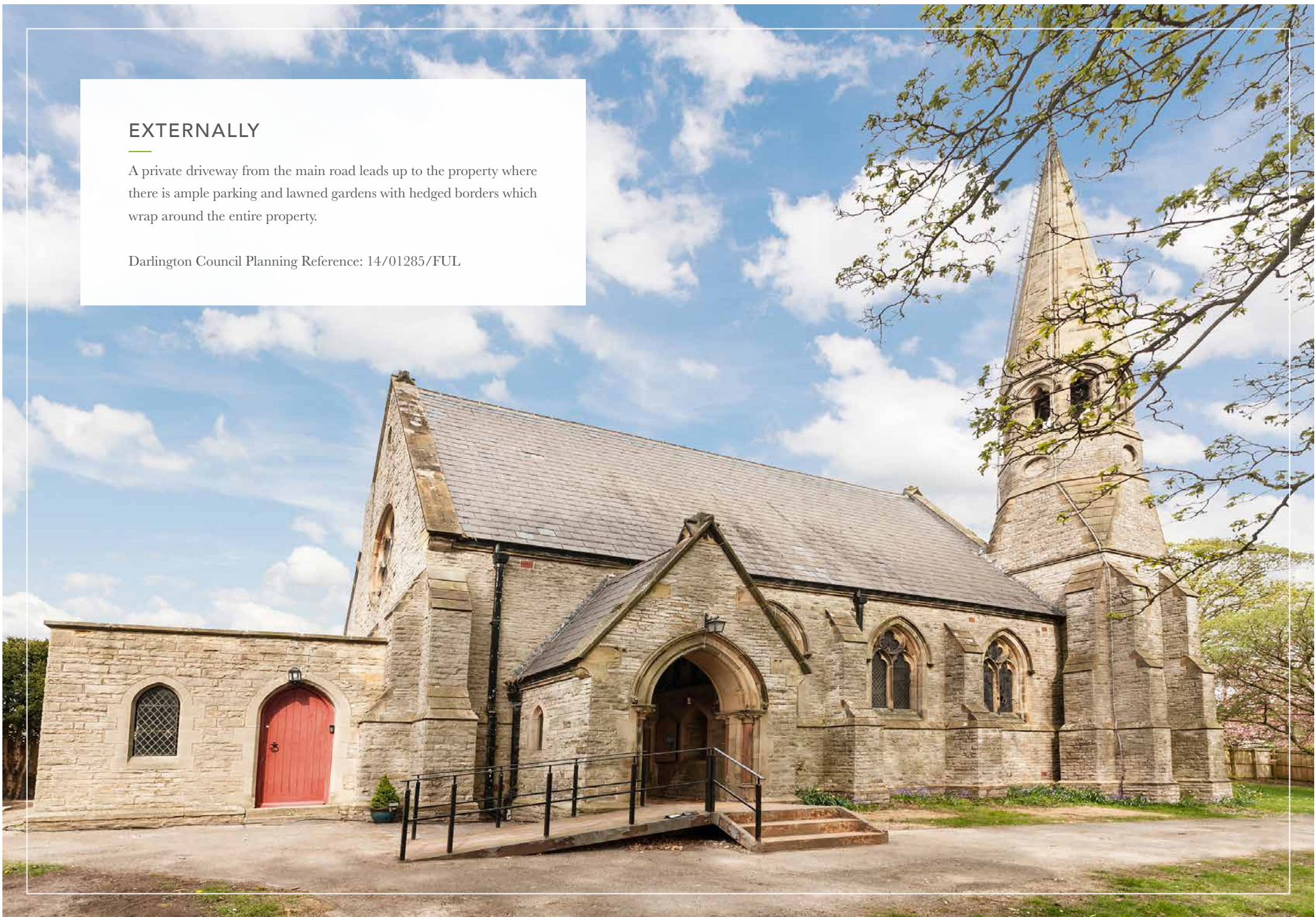
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EXTERNALLY

A private driveway from the main road leads up to the property where there is ample parking and lawned gardens with hedged borders which wrap around the entire property.

Darlington Council Planning Reference: 14/01285/FUL



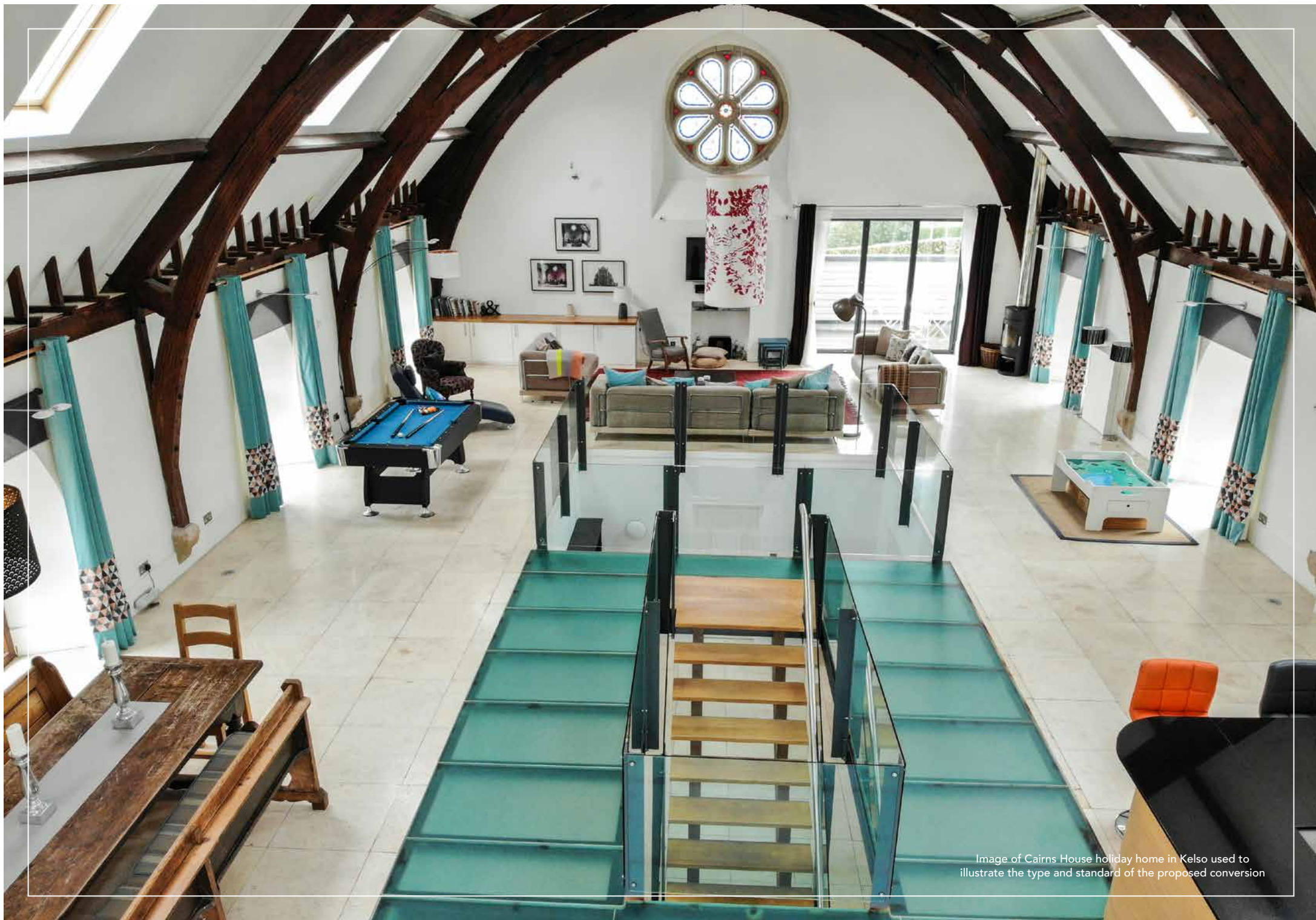


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North York Moors National Park

LOCAL INFORMATION

Middleton One Row is an affluent hamlet adjacent to the very well regarded village of Middleton St George, which offers a wide variety of everyday facilities including a church, primary school, various public houses and restaurants including Platform 1, The Devenport, The Oak Tree and The Old Farmhouse. Other amenities include a doctor's surgery, pharmacy, vets, general shops and stores. It is within easy travelling of the beautiful market town of Yarm which offers excellent further facilities including a wealth of pubs, restaurants and independent shops and boutiques. Darlington is the main commercial district and there is access to the mainline station here which has services to London taking around two hours into Kings Cross. For the outdoor enthusiast, the property is close to the Pennines, Yorkshire Dales, Cleveland Hills and the North York Moors National Park, all offering ample walking, running, hiking and cycling routes through stunning countryside and moorlands. The luxurious and renowned Rockliffe Hall is also nearby, providing golf and leisure facilities along with spa and fine dining. Darlington offers comprehensive shopping, recreational facilities and amenities and there are excellent schools for all age groups in the vicinity. Nearby Preston Park Museum and Grounds is a popular Georgian Mansion House attraction with a recreated Victorian Street and recreational facilities, great for a day visit and picnic.

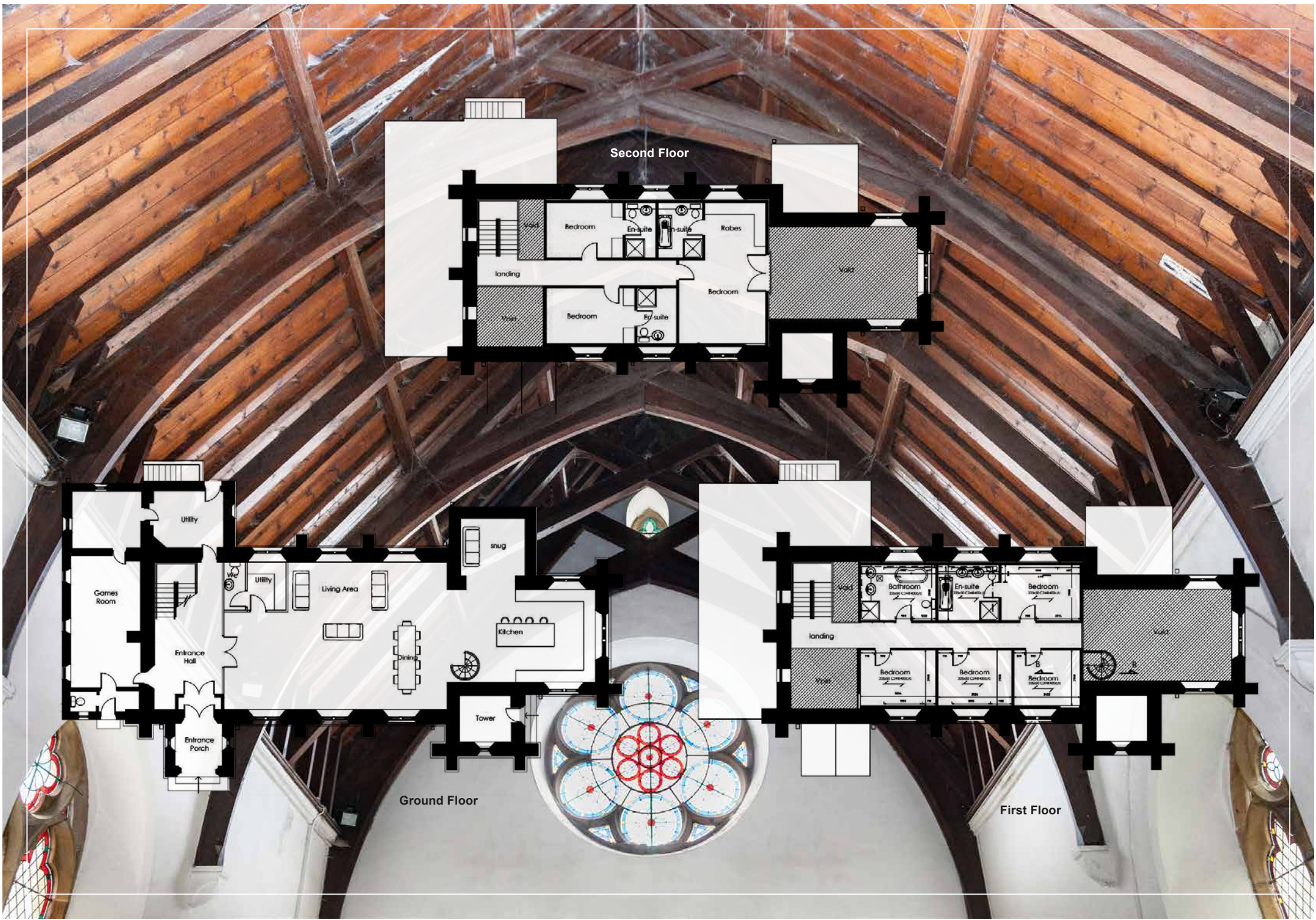
For the commuter the property is ideally situated with easy access to the A1(M) and A66 providing excellent links to major commercial centres of Sunderland, Newcastle and Edinburgh to the North and Leeds, York and London to the South. Nearby Dinsdale Station offers a Northern Rail service which links to Darlington station on the East Coast mainline with regular services to Newcastle, Edinburgh, York and London while Durham Tees Valley International Airport, currently benefitting from a huge £588m redevelopment program, is nearby with Newcastle and Leeds Bradford Airports also within easy reach.



Rockliffe Hall



Yarm Bridge



Second Floor

Ground Floor

First Floor



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SERVICES

Mains Gas, Electricity, Water & Drainage.

DIRECTIONS

Exit the A1(M) at Junction 59, signposted Darlington and Newton Aycliffe. From the north take the first exit off the roundabout to Darlington A167. From the south this is the third exit. Head south on A167 (Durham Road) for 2.4 miles towards Brafferton Lane. At the roundabout, take the 1st exit onto Salters Lane (A1150) for 1.4 miles. At the roundabout, take the second exit onto Stockton Road (A1150) for 0.7 miles.

POSTCODE

DL2 1DD

COUNCIL TAX

To be assessed

EPC

Exempt

TENURE

Freehold

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

At the roundabout, take the second exit onto A66 for 0.8 miles. At this roundabout take the first exit to stay on the A66 for 0.9 miles. Continue on A67 for 2.5 miles. Take Middleton Lane to The Front. At the roundabout, take the 1st exit onto A67 and drive for 0.7 miles. Turn right and travel for 0.9 miles turning right onto Middleton Lane for a further 0.8 miles. Before the road bears to the left, St Laurence's Church is on the right hand corner.

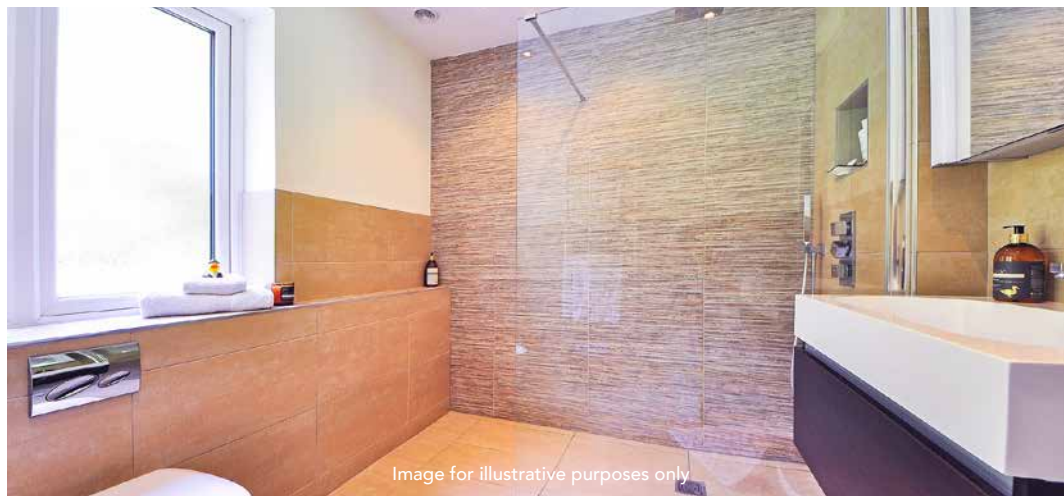


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VIEWINGS STRICTLY BY APPOINTMENT

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