



THE LODGE, MIDDLETON ST. GEORGE
Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND

THE LODGE, MIDDLETON ST. GEORGE

Darlington, DL2 1DJ

The Lodge is an exceptional, two bedroom home located in glorious surroundings overlooking the River Tees. The property enjoys a beautiful riverside setting with fishing rights and substantial shared grounds.

The original house, Dinsdale Spa, dates back to 1825 and was split into five separate and thoughtfully designed homes some years ago. The Lodge enjoys its own garden and all the benefits of the 4 acres of communal grounds, borders and ancient woodland on the doorstep, all excellent for dog walking.

The excellent accommodation is full of character, is immaculately presented throughout and includes two bedrooms and a loft room with a wonderful character living space. Externally, there are well-maintained grounds and The Lodge benefits from its own garage and plenty of space for visitors.



GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

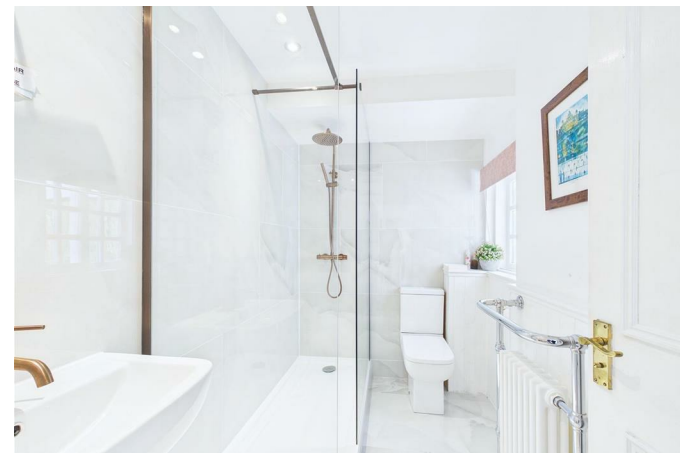
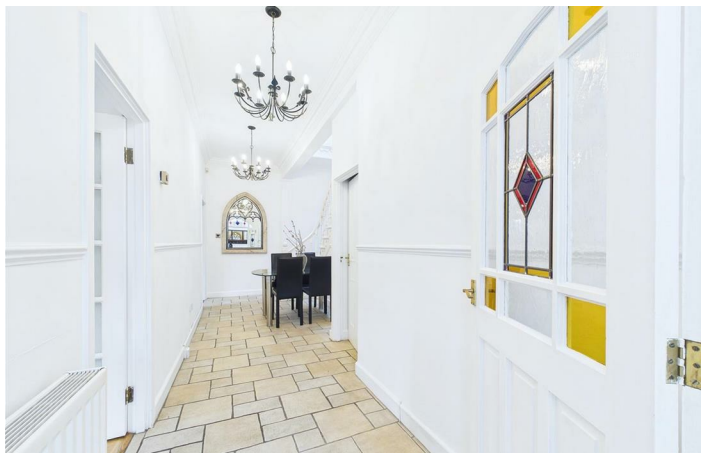
GSCGRAYS.CO.UK

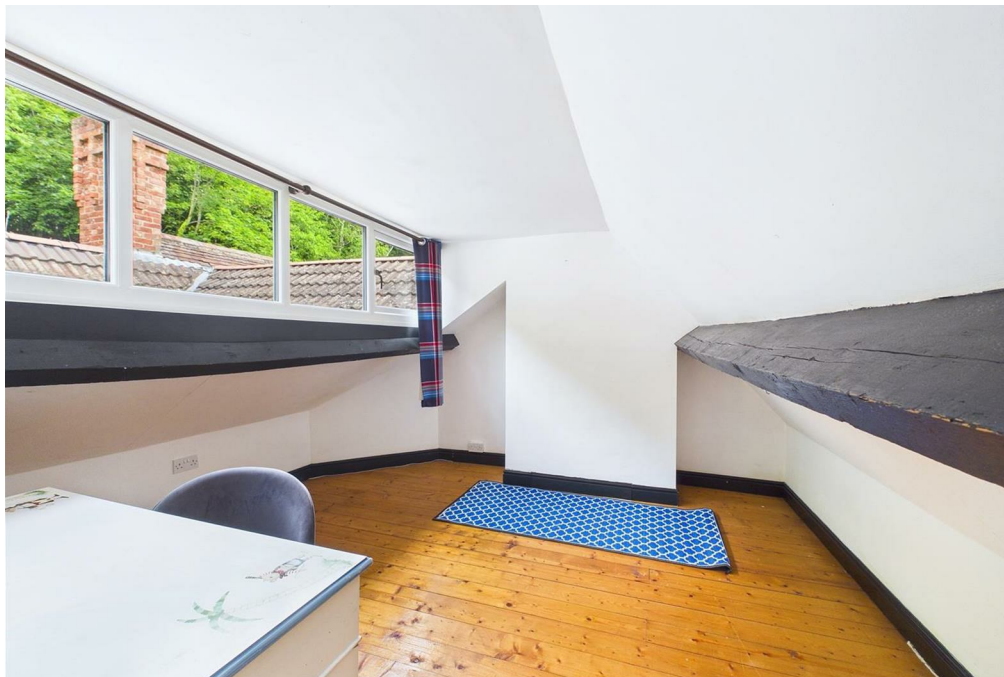


Situation and Amenities

The popular village of Middleton St George, near Darlington, is served by Dinsdale Railway Station and has a range of shops, pubs, a doctor's surgery, chemist and dentist. There is a super golf club at Dinsdale a cricket club, football club and a primary school, whilst the neighbouring village of Hurworth offers a secondary school.

Northallerton 20.3 miles, Yarm 6 miles, Middlesbrough 12.3 miles, Darlington 6.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.





Accommodation

The front door to the property opens into an entrance vestibule with a tiled floor and onwards to a spacious reception hallway with high ceiling, stained glass windows, access to the cloakroom/w.c and a wide, sweeping staircase to the first floor.

The kitchen/breakfast room enjoys a dual aspect with windows to the front and side overlooking the river and garden. There is a range of fitted units with wooden work surfaces, a Belfast-style sink, fitted oven, five ring gas hob with extractor fan over, fitted microwave and space for a breakfast table.

The impressive living room is part-panelled with a high ceiling, coving detail and a grand window overlooking the garden, patio and the river beyond. There is a wonderful central fireplace with substantial marble surround and a tiled hearth.



To the first floor, there is a spacious landing with plenty of room for furniture, storage cupboards and a Velux-style window bringing in plenty of sunlight.

The good-sized master bedroom has a window seat with storage under, enjoying views over the river and garden. There is plenty of space for furniture. The second bedroom has exposed floorboards, a fireplace and a window overlooking the river to the front. A door opens up to the balcony, which has a timber floor and rail and enjoys views over the gardens towards the river.

The shower room has a large shower, low-level w.c, hand wash basin, part-panelled/part-tiled walls, a Victorian-style radiator with heated towel rail attachment and a window to the side.

Accessed from both the master bedroom and the first floor landing, an inner hallway gives access to stairs leading up to the loft room. This space has restricted head height, a window overlooking the rooftop and is suitable for a variety of uses, potentially a hobby room or study.

Externally

To the front of the property, there is a garden running down towards the river. There is a block-paved patio, perfect for enjoying the views and environment. There is beautiful mature planting, along with a garage and allocated parking.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered leasehold with vacant possession on completion.

Services

Mains water and electricity. Gas is supplied from the owner's individual substantial gas tank located on the other side of Dinsdale Spa House.

Local Authority

Darlington Borough Council. Council tax band D.

Directions

From Middleton St George please follow Church Lane as far as it will take you. This will take you to the Gates at Dinsdale Spa House, where you continue until the property appears directly in front of you. What3Words location rigs.propelled.missions

Rights of Way

We note there is a public footpath that runs adjacent to the river and in front of The Property.

Particulars and Photographs

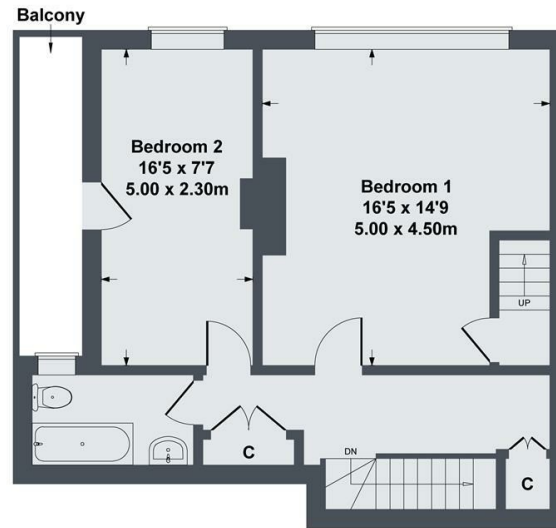
Particulars prepared and photographs taken July 2026.

The Lodge, Middleton St. George Darlington, DL2 1DJ FP

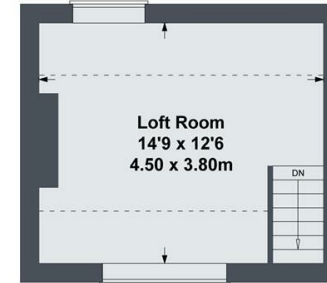
Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.