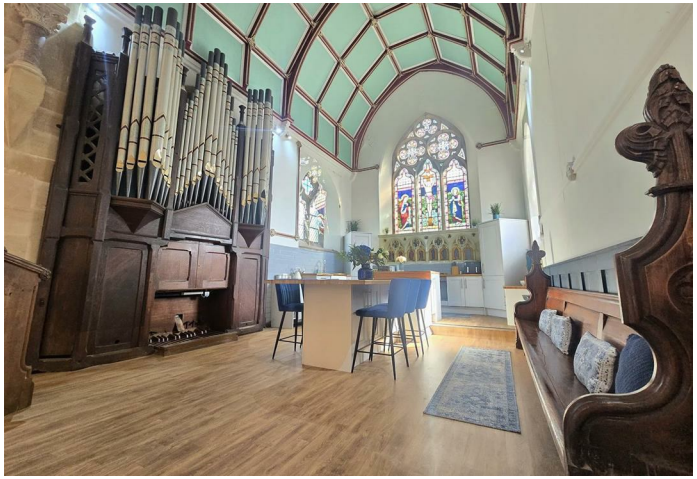


Church Lane, Middleton One Row, DL2 1DD
7 Bed - House - Detached
Starting Bid £810,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: G

SMITH & FRIENDS
ESTATE AGENTS

Church Lane
Middleton One Row Darlington DL2 1DD





*** NO CHAIN SALE ***
*** GRADE II LISTED, CONVERTED CHURCH ***
*** BUSINESS OPPORTUNITY Income Potential - Previous Earnings of £5,500 PER WEEK AIR B&B, Main Church & an Additional Self Contained Apartment Potential Earning - £250 Per Night ***

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. The property has been converted from an previous church to a beautiful seven bedroom family home, located within the sought after village setting of Middleton One Row, Darlington.

The property briefly comprises of; Entrance Hall, Living / Family Room, Dining Area & Stunning Fitted Kitchen, Utility Room, and a Downstairs WC. On the Ground Floor, you will find a Vicarage, which has an Open-Plan, Living/Bedroom, Separate WC/Cloakroom, Bathroom and Separate Kitchen.

The First Floor provides a Landing, with Three Double Bedrooms and a Family Bathroom.
The Second Floor benefits from Two Double Bedrooms, and a Master Bedroom with En-Suite.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.





































GROUND FLOOR

Foyer
12'7" x 2'11" (3.85m x 0.89m)

Entrance Hall
12'8" x 21'1" (3.87m x 6.45m)

Living / Dining Room
36'0" x 17'1" (10.99m x 5.22m)

Breakfast Bar Area
17'5" x 16'2" (5.31m x 4.95m)

Kitchen
8'11" x 16'0" (2.73m x 4.88m)

Utility Room
7'4" x 7'3" (2.24m x 2.23m)

Downstairs WC
2'9" x 6'3" (0.85m x 1.93m)

SELF CONTAINED APARTMENT

Living Area / Bedroom
14'4" x 23'11" (4.37m x 7.30m)

Hallway / WC
7'4" x 2'10" (2.25m x 0.88m)

Kitchen
11'1" x 10'3" (3.40m x 3.13m)

Bathroom / Hallway
14'4" x 10'3" (4.37m x 3.13m)

FIRST FLOOR

Landing
35'0" x 4'3" (10.68m x 1.30m)

Bedroom 3
14'3" x 9'8" (4.35m x 2.97m)

En-Suite
8'2" x 9'8" (2.51m x 2.97m)

Bedroom 4
23'0" x 9'9" (7.03m x 2.99m)

Bedroom 5
10'9" x 9'8" (3.29m x 2.97m)

Family Bathroom
10'10" x 9'9" (3.31m x 2.99m)

SECOND FLOOR

Landing
22'2" x 4'2" (6.77m x 1.28m)

Bedroom 1
19'0" x 23'11" (5.80m x 7.30m)

En-Suite
7'3" x 8'5" (2.23m x 2.59m)

Bedroom 2
12'8" x 9'4" (3.87m x 2.86m)

En-Suite
5'5" x 8'5" (1.67m x 2.58m)

Bedroom 6
18'3" x 9'5" (5.57m x 2.88m)

Auctioneers Comments
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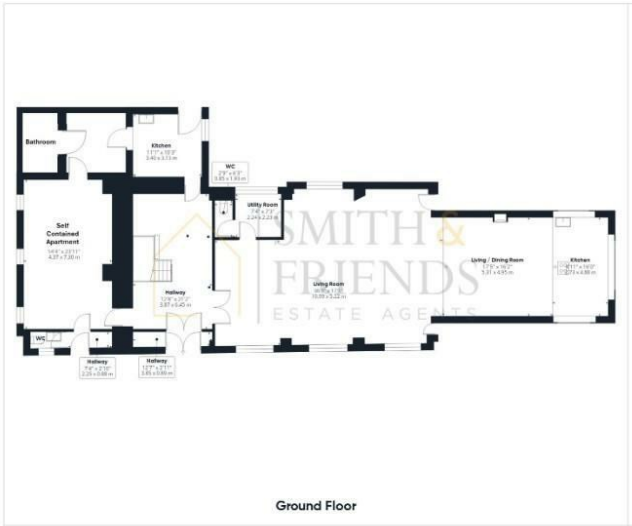
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



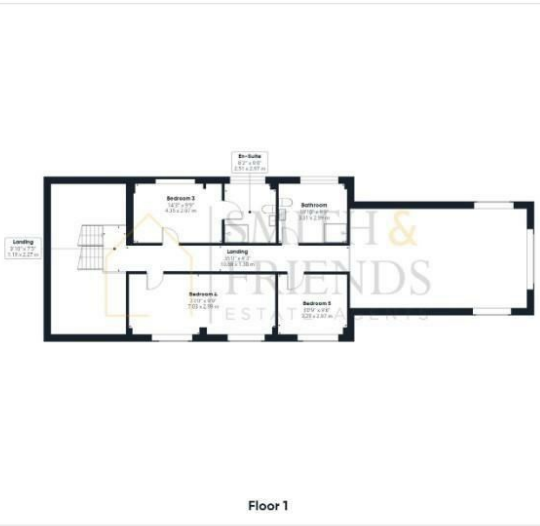








Ground Floor



Floor 1



Floor 2

Approximate total area(1)

3930 ft²

365.2 m²

Reduced headroom

109 ft²

10.1 m²

(1) Excluding balconies and terraces

Reduced headroom

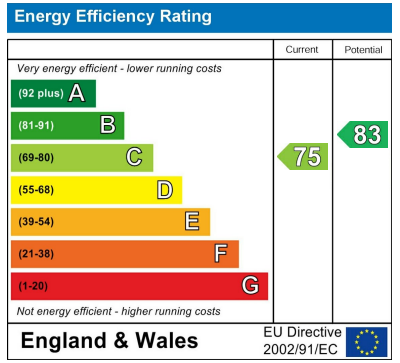
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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ESTATE AGENTS