



The Grange  
Over Dinsdale | Darlington | County Durham | DL2 1PW

# STEP INSIDE

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Beyond its striking façade, this exceptional residence unfolds into a beautifully curated family home.

Grand reception spaces are complemented by elegant architectural detailing, creating interiors designed equally for relaxed family living and sophisticated entertaining.

At the heart of the home lies a stunning open-plan kitchen and dining space, thoughtfully designed with bespoke cabinetry, an Aga and generous worktop space, including a large circular island. This sociable setting seamlessly connects to the surrounding living accommodation and provides the perfect backdrop for everyday life as well as large-scale gatherings.

Multiple reception rooms offer versatility and refinement, from cosy informal lounges with feature fireplaces to expansive entertaining areas ideal for hosting guests. A dedicated games room and stylish home bar elevate the leisure experience; vaulted ceilings, expansive glazing and direct garden access create a tranquil retreat. The property also boasts it's own wine cellar, thoughtfully restored by the current owners.

The bedroom accommodation is equally impressive, with beautifully appointed principal and guest suites offering generous proportions, dressing rooms, fitted storage and luxurious en-suite facilities. Additional bedrooms provide flexible family accommodation; all finished to an exceptional standard with carefully considered interiors throughout.

Across the property, period charm and modern enhancements combine effortlessly, with high ceilings, elegant finishes and carefully restored original features all contributing to the home's remarkable sense of grandeur and warmth.









## SELLER INSIGHT

“ We were initially drawn to The Grange by its sweeping driveway and quintessential “chocolate box” charm, and it has been a truly special place to call home over the past 11 years. From the moment we first drove up the driveway, we knew it was somewhere that offered something quite unique, and that feeling never left us. The house has provided us with a wonderful sense of space, peace and comfort, and over the years we have enjoyed enhancing it throughout, including the addition of a riverside fishing cabin, carports, a children’s play area, and a games room and bar which has been at the heart of many happy gatherings. Some of our most treasured memories have been simple yet special - family Christmases, lively garden parties and summer barbecues with

friends and family. We have loved the character and quirks of the property, as well as the tranquility of the surrounding area and the warmth of the local community. With beautiful countryside walks right on the doorstep, especially enjoyed with our dog, it has offered a lifestyle we have cherished deeply. It will be hard to say goodbye to both the home and its setting, but we leave with nothing but fond memories of a truly exceptional place.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



### Step Outside

Set within beautifully maintained grounds, the property enjoys an outstanding countryside setting. Sweeping lawns and mature trees extend towards the river, where a riverside cabin offers a tranquil retreat. The property further benefits from fishing rights on the River Tees, enhancing its unique lifestyle appeal, alongside an outside play area ideal for family use. Equestrian facilities and generous recreational grounds complete the estate, ensuring both privacy and versatility in equal measure, and delivering a rare opportunity to acquire a truly remarkable country retreat.

Designed for both relaxation and recreation, the outdoor spaces include extensive entertaining terraces and lawned gardens ideal for summer gatherings and al fresco dining.

Combining luxurious leisure amenities with idyllic rural surroundings, this is a residence that offers an exceptional lifestyle opportunity - a private country retreat designed for modern family living, entertaining and relaxation at the very highest level.

Within the grounds also sits a self-contained one-bedroom cottage, offering excellent versatility as guest accommodation, an annexe, or a highly attractive holiday-let or income-generating opportunity

### Location

Nestled on the banks of the River Tees, Over Dinsdale is a highly desirable and picturesque village offering an enviable blend of rural tranquillity and accessibility. Surrounded by open countryside and scenic river walks, it provides a peaceful retreat while remaining conveniently close to Darlington, Yarm and the wider Tees Valley. The village is known for its strong sense of community, historic charm and beautiful natural surroundings, making it a sought-after location for those seeking an exclusive country lifestyle within easy reach of excellent transport links, schools and amenities.

### Directions

Over Dinsdale enjoys a wonderfully accessible yet secluded position on the North Yorkshire–County Durham border. The village lies just a short drive from Darlington, with straightforward access via local roads connecting to the A66 and A1(M), providing excellent links north and south. Teesside International Airport is also within easy reach for national and international travel, while nearby rail services from Darlington station offer direct routes to London, Edinburgh and major regional cities. Despite its peaceful rural setting, Over Dinsdale is exceptionally well connected, making it ideal for those seeking countryside living without compromise on convenience.

what3words:///dusters.dazzling.kept

### Services, Utilities & Property Information

- \* Utilities – Oil-fired central heating, Mains water, Drainage to septic tank
- \* Tenure – Freehold
- \* Property Type – Semi-detached Victorian farmhouse
- \* Construction Type – Standard
- \* Council Tax – Band G
- \* Parking – Carports and expansive driveway
- \* Mobile Phone Coverage – Check with your provider
- \* Internet Connection – BT
- \* Public and Private rights of way – N/A
- \* Other information – The owners of The Grange contribute towards shared cost of the driveway which accesses the property.

Viewing Arrangements – Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646.

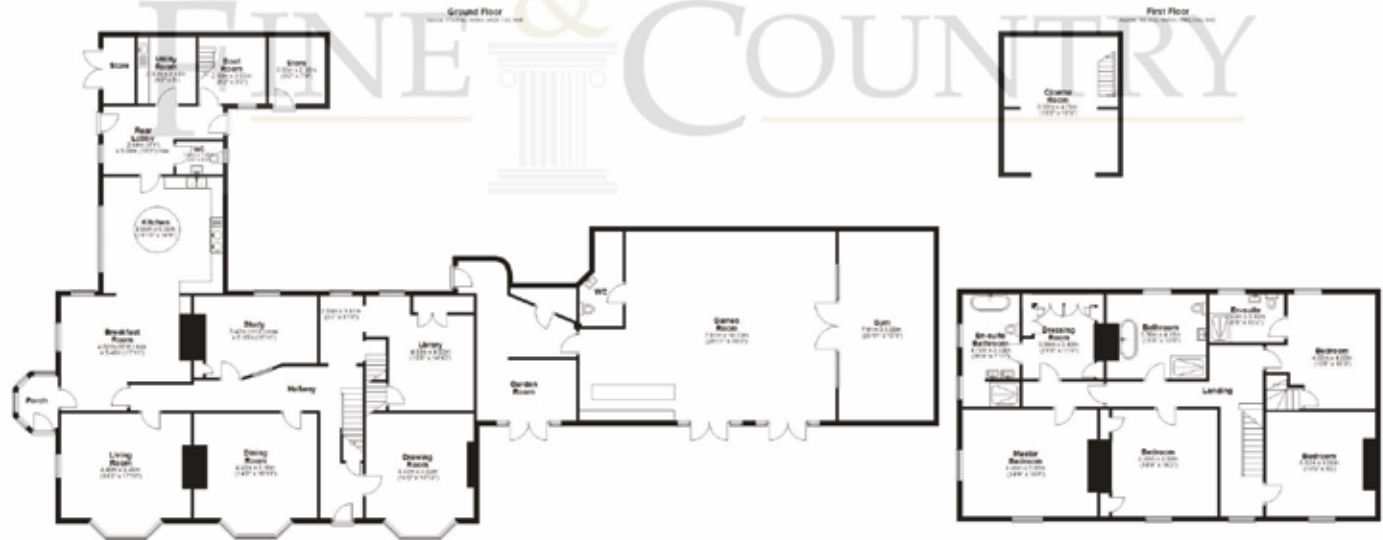
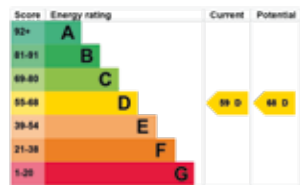


Total area: approx. 74.1 sq. metres (797.3 sq. feet)  
The Lodge, Over Dinsdale, Nr Darlington

### The Lodge



### The Grange



Total area: approx. 482.0 sq. metres (5147.0 sq. feet)  
The Grange, Over Dinsdale, Nr Darlington

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