



Courtlands

Dalton Road | Croft On Tees | Darlington | County Durham | DL2 2SX

 FINE & COUNTRY

# STEP INSIDE

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Courtlands is an impressive detached family home offering an abundance of space and versatility. Having been thoughtfully renovated and enhanced by the current owners over more than two decades, the 5 bedrooms, 3 bathrooms and 5 spacious reception rooms are ideally suited to family life.

At the heart of the home lies the beautifully reconfigured kitchen, where a central island provides a natural gathering point for family and friends. A large rear window draws in an abundance of natural light while framing lovely views across the garden towards the River Tees. The five reception rooms offer exceptional flexibility, providing ample opportunity for formal entertaining, relaxed family time, quiet retreats or dedicated home working, with the converted former garage now serving as the principal living room.

The five double bedrooms provide generous accommodation for families and visiting guests alike, complemented by three bathrooms, including a well-appointed shower room with his-and-hers basins. The principal bedroom was created by combining two original bedrooms, resulting in a particularly well-proportioned space, further complimented by an en-suite.







# SELLER INSIGHT

“Courtlands has been our family home for more than 20 years, and it is difficult to put into words just how much this house and its setting mean to us. When we first came across the property, it was the charm of Croft village, the character of the house and its beautiful position overlooking the River Tees that captured our hearts. Since moving here in 2003, we have transformed almost every part of the house, carefully renovating and adapting it as our family grew, creating a home filled with love, laughter and countless treasured memories.

For us, the heart of Courtlands has always been the kitchen, where family gatherings, birthdays, Christmas celebrations and evenings with friends have inevitably brought everyone together. Outside, the garden and river views have provided an equally special backdrop to family life, from long summer afternoons on the patio to our daughter's wedding photographs taken in the garden. These are the moments that have made Courtlands so much more than just a house.

Beyond the property itself, Croft has given us a wonderful sense of community, with lovely neighbours, lasting friendships and the simple pleasure of country walks along the river. Despite its peaceful village setting, the convenience of nearby amenities and excellent transport links has always made day-to-day life easy. As our children have grown up, we feel the time has come to downsize and begin a new chapter, although leaving will undoubtedly be emotional. We hope the next owners will fall in love with Courtlands just as we did, enjoying its beautiful views, peaceful surroundings and the opportunity to create a lifetime of their own special memories here.”\*

\* 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

The outside space at Courtlands is undoubtedly one of its most special features, with a beautifully established garden enjoying a wonderful outlook across the River Tees. Thoughtfully landscaped, the garden and patio areas make the most of the peaceful surroundings and lovely river views, providing an idyllic setting for outdoor entertaining, summer barbecues or simply relaxing in the sunshine.

The patio offers a lovely spot for morning coffee or alfresco dining, while the garden provides a picturesque backdrop for family gatherings and celebrations throughout the seasons. A particularly inviting outdoor space, it offers plenty of opportunity to enjoy the changing seasons and the tranquillity of its riverside setting.

## Location

Set on the bank of the River Tees, the charming village of Croft combines rural tranquillity and historic character with convenient access to nearby towns. The village is perhaps best known for its connection to author Lewis Carroll, who spent part of his childhood living in Croft while his Father was the rector of St Peter's Church. The waters of Croft Spa were also once famous, Croft Spa was once a popular destination for visitors drawn to the reputed therapeutic properties of its mineral waters. Today, the surrounding countryside provides a picturesque setting for walking and exploring, while the nearby market town of Darlington offers an excellent range of shops, restaurants and everyday amenities. The village itself is also home to a traditional pub and a luxury hotel, offering a welcoming place to enjoy local hospitality. With convenient access to the A1(M) and wider regional transport links, Croft-on-Tees offers an appealing balance of peaceful village living and connectivity.

## Directions

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## Services, Utilities & Property Information

Utilities – Mains electricity, water and drainage, oil-fired central heating

Tenure – Freehold

Property Type – Detached House

Construction Type – Standard

Council Tax – Band H

Parking – Gated driveway for several vehicles with an EV charging point

Mobile Phone Coverage – Check with your provider

Internet Connection – BT Broadband

Public and Private rights of way – N/A

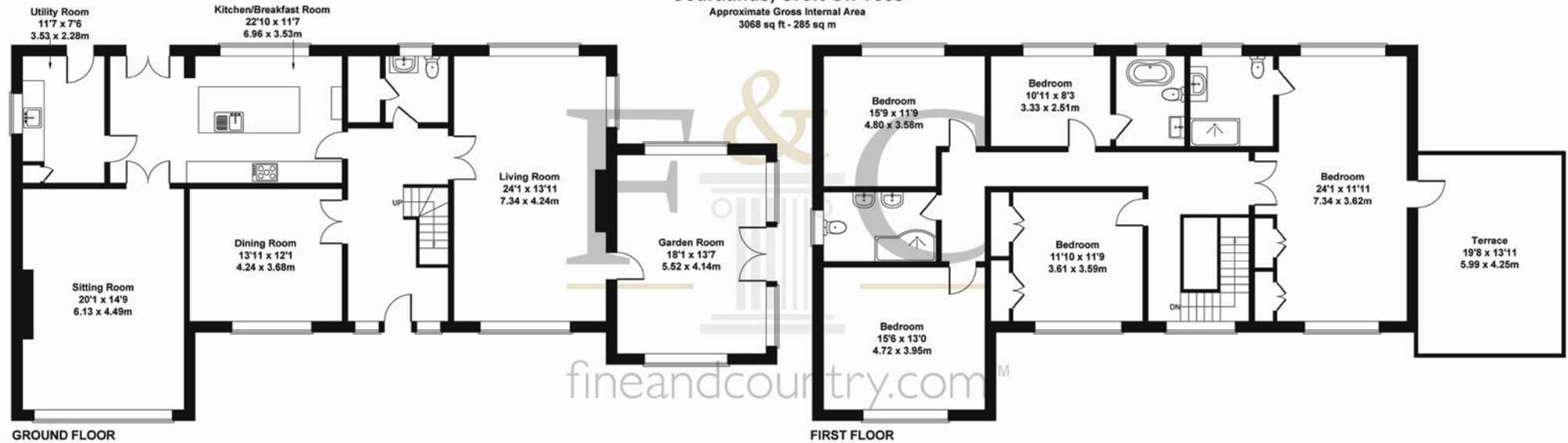
**Other information** – Please note that the vendors of Courtlands are responsible (along with the owners of the other 6 properties) for maintaining the private road.

**Viewing Arrangements** – Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646. Please note, CCTV is in operation at the property and will be in operation during viewings.



## Courtlands, Croft On Tees

Approximate Gross Internal Area  
3068 sq ft - 285 sq m



### 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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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