



Dalton Road

Croft On Tees DL2 2SX

£650,000



Venture
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Dalton Road

Croft On Tees DL2 2SX



- Five Bedroom Detached Residence
- Delightful Rear Garden Overlooking the Pleasant River Tees
- Spacious Living Accommodation

- Planning Approved For Extension and Design
- No Onward Chain
- Viewing Highly Recommended At Earliest Convenience

- Breath-Taking Surroundings
- Close to Darlington and Northallerton
- Council Tax Band G

Welcome to Tees House. This magnificent 1970s brick-built family home offers excellent potential for modernisation and expansion. This impressive five-bedroom detached property enjoys an elevated position overlooking the River Tees, with extensive frontage and planning permission for a substantial extension, including an elevated, glazed penthouse style area, detached garage, workshop, wine cellar/basement, in a highly desirable village. Full details of the approved plans are available in the brochure.

The current layout comprises an entrance porch and hallway, sitting room, dining room, kitchen, study, garden room and a ground-floor fifth bedroom with adjacent bathroom. Upstairs there are four further bedrooms and a family bathroom. The flexible layout allows for four or five bedrooms or multiple reception rooms, whichever being more practical. The first floor would offer five bedrooms and four bathrooms, including a principal suite with a balcony, while the second floor features a striking penthouse-style space with panoramic river views.

Set within one of six homes on the former orchard of Croft Hall, the property retains several original fruit trees and is accessed via a private road. Offering ample parking for several vehicles, turning space, and a garage along with extensive gardens which are mainly laid to lawn and bordered by mature hedging to provide a high degree of privacy.

There are steps that lead down towards the river, sloping down towards a split level area where you can absorb the beautiful surroundings and tranquility. The gardens extend to around one-third of an acre,

The property is well placed for local amenities, schools, and renowned venues such as Rockcliffe Hall. Nearby Richmond, Northallerton, and Darlington offer wider facilities and rail links to London and Edinburgh. The A19 is easily accessible, offering links to surrounding towns.

Entrance Vestibule

Entrance Hall

Lounge

197 x 13'4 (5.97m x 4.06m)

Dining Room

120 x 11'11 (3.66m x 3.63m)

Kitchen

14'10 x 11'10 (4.52m x 3.61m)

Study

9'2 x 7'11 (2.79m x 2.41m)

Garden Room

15'10 x 8'3 (4.83m x 2.51m)

Ground Floor Bedroom

16'10 x 9'11 (5.13m x 3.02m)

Ground Floor Bathroom

First Floor Landing

Bedroom One

12'0 x 11'8 (3.66m x 3.56m)

Bedroom Two

11'3 x 8'0 (3.43m x 2.44m)
rear

Bedroom Three

10'11 x 8'4 (3.33m x 2.54m)
To front

Bedroom Four

10'9 x 8'0 (3.28m x 2.44m)

Bathroom

Externally

The property is accessed via a shared private road leading to a parking and turning area, along with a garage. The gardens, mainly laid to lawn and bordered by mature hedging, offer a high degree of privacy. Steps lead down from the upper garden to the river below.

Garage

19'6 x 9'11 (5.94m x 3.02m)

Location

Situated on a prestigious private road in a popular village on the southern banks of the River Tees, the property is well placed for local amenities. There are primary and secondary schools nearby, along with a selection of well-regarded pubs, restaurants, and the renowned Rockcliffe Hall. The nearby towns of Richmond, Northallerton, and Darlington provide a wide range of everyday facilities, as well as access to the East Coast Main Line with direct services to London King's Cross and Edinburgh. The A1(M), approximately six miles away at Scotch Corner, offers excellent transport links north and south, while the A19 provides access to Teesside and the coast.

Tenure

Freehold

Property Details

Local Authority: North Yorkshire

Council Tax Band: G
Conservation Area: No
Floor Area: 1,797 ft² / 167 m²
Plot size: 0.29 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
15 Mbps
Superfast
70 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tees House, Dalton Road, Croft on Tees, Darlington, DL2 2SX

Approximate Gross Internal Area
Ground Floor = 1299 sq ft / 120.7 sq m
First Floor = 574 sq ft / 53.3 sq m
Garage = 194 sq ft / 18.0 sq m
Total = 2067 sq ft / 192.0 sq m

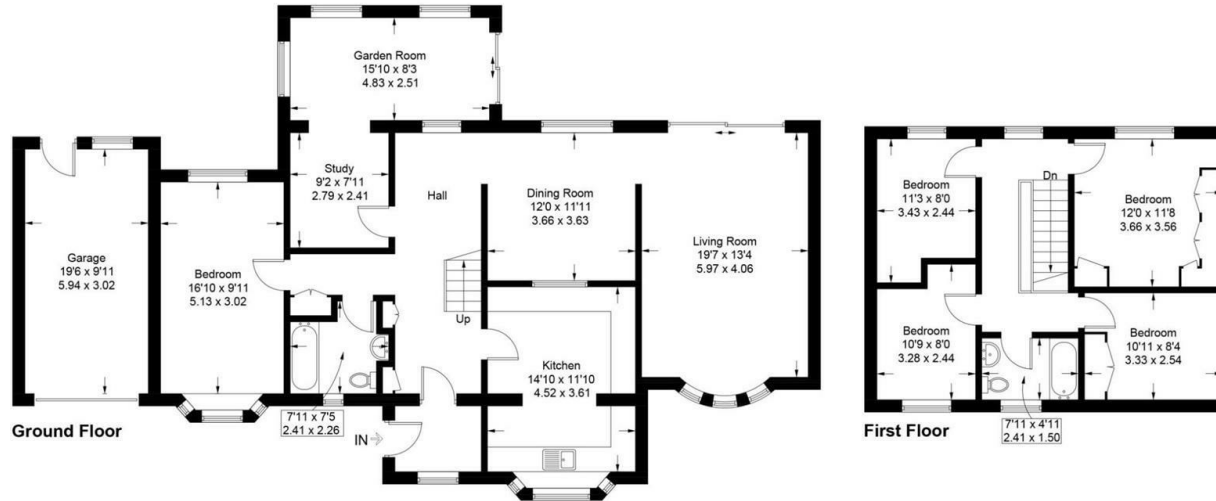


Illustration for identification purposes only, measurements are approximate, not to scale.



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com