



Church Lane, Middleton One Row, DL2 1DD
7 Bed - House - Detached
£1,500,000

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.

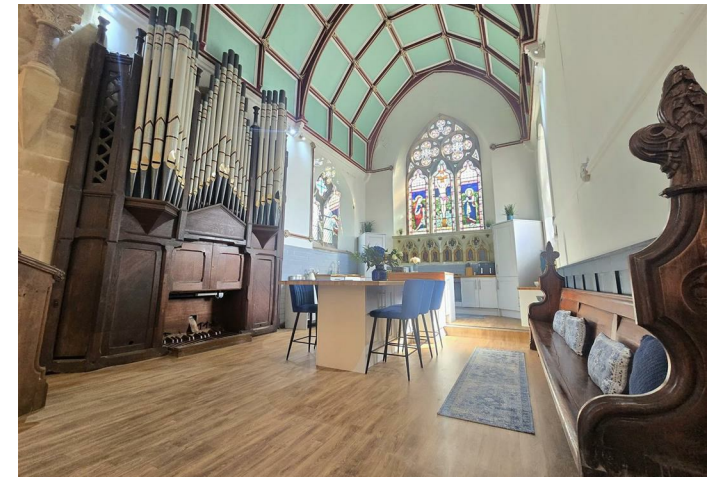
The First Floor provides a Landing, with Three Double Bedrooms, (Bedroom Three with Stunning En-Suite Bathroom), and a Family Bathroom.

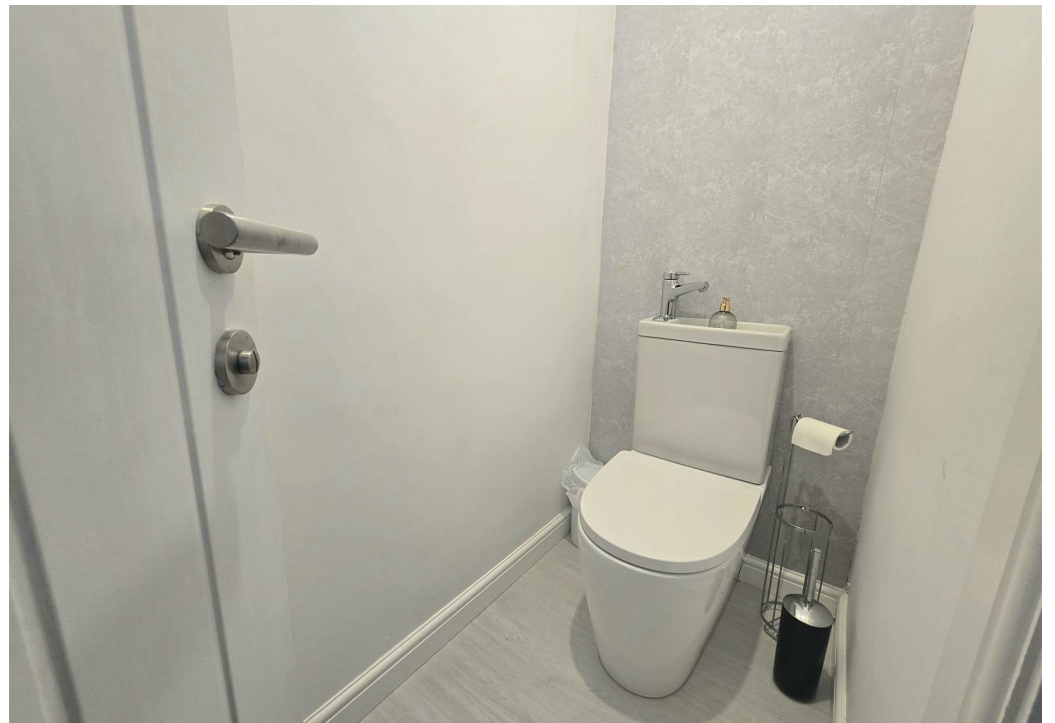
The Second Floor benefits from an additional Two Double Bedrooms, (Bedroom Two has a En-Suite Shower Room), and a Master Bedroom with En-Suite Shower Room and Balcony overlooking the Grand Family area of the Ground Floor.

Externally, you will find a private driveway from the main road leads up to the property where there is ample parking and lawned gardens with hedged borders which wrap around the entire property.

There are no graves or headstones at the property; St Laurence's Church does not have a graveyard at all.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











GROUND FLOOR

Foyer

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

Entrance Hall

12'8" x 2'11" (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

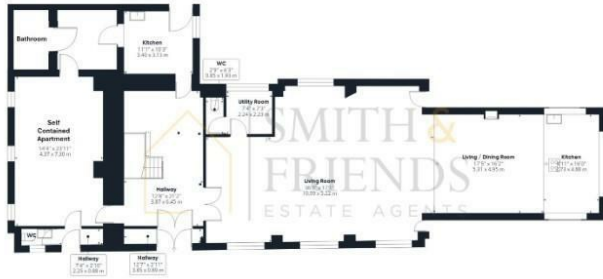
5'5" x 8'5" (1.67m x 2.58m)

Bedroom 6

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







Ground Floor



Floor 1



Floor 2



Approximate total area^m
 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
 Tel: 01325 484440
 darlington@smith-and-friends.co.uk
 www.smith-and-friends.co.uk



SMITH & FRIENDS
 ESTATE AGENTS