

VENTURE

PLATINUM

St. Clare's Court | Darlington
Offers Over £450,000



This exceptional five-bedroom home forms part of the Grade II listed St Clare's Abbey in Darlington's prestigious West End. Built in 1857 and formerly a Carmelite convent, the abbey has been sympathetically converted to create a unique and characterful residence within a secure, gated community.

Blending historic architecture with modern comfort, the property features striking arched windows, high ceilings and original detailing alongside a sleek contemporary kitchen, updated bathrooms, energy-efficient LED lighting and a newly installed Hive smart heating and hot water system. The spacious open-plan living area is centred around an original fireplace with a Scandinavian Jøtul multi-fuel stove, creating a warm yet impressive space for everyday living and entertaining.

Upstairs, the principal suite with exposed beams and en-suite provides a peaceful retreat, complemented by four further versatile bedrooms and additional bathrooms. The home enjoys access to two tranquil courtyards, communal grounds and three private parking spaces, making it ideal for a secure "lock-up-and-leave" lifestyle.

Located in the highly sought-after West End of Darlington, the property is close to well-regarded schools, including Polam Hall School and Queen Elizabeth Sixth Form College, with excellent rail links and easy access to the A1(M).

A rare opportunity to own a distinctive home where heritage and modern living combine seamlessly. Viewing is strongly advised at the earliest opportunity, where the discerning purchaser cannot fail to be impressed.

Communal Court
With door opening into grounds and access into number 7 Main front door.

Reception Hallway
With staircase to the first and second floor.

Living Room 4.32m x 5.64m (14'2 x 18'6)
Situated to the rear of the home overlooking the pleasing courtyard garden.

Dining Kitchen 4.39m x 5.61m (14'5 x 18'5)
Situated to the rear with a fantastic range of wall and floor units, central kitchen island, integrated cooking facilities and access leading into

Lobby
With access to utility and cloakroom/w,c.

Utility Room 1.75m x 3.66m (5'9 x 12'0)
A fantastic utility area with integrated fridge and freezer, pantry store area.

Cloakroom/W,C.
With a low level w,c. Wash hand basin.

First Floor
Landing area.

Bedroom 1 4.37m x 4.47m (14'4 x 14'8)
Situated to the rear with access leading into the en-suite.

En-suite 1.83m x 2.77m (6 x 9'1)
With a modern suite comprising a shower set within a cubicle, a wash hand basin and low level W,C.















Bedroom 2 4.52m x 2.77m (14'10 x 9'1)
Situated to the front.

Bedroom 3 4.47m x 2.74m (14'8 x 9')
Situated to the rear.

Principal Bathroom 1.91m x 2.77m (6'3 x 9'1)
With a modern suite comprising 'p" shaped bath with over head shower and screen, low level w,c and wash hand basin set within a vanity unit.









Second Floor
Landing area.

Bedroom 4 4.29m x 5.08m (14'1 x 16'8)
Running front to rear.

Bedroom 5 4.42m x 2.64m (14'6 x 8'8)
Situated to the rear.

Guest Shower Room/W.C.
With a modern suite comprising a shower set within a cubicle, low level W,C. A wash hand basin set within a vanity unit.







Outside

The residence is positioned within an exclusive, secure gated enclave, set amidst beautifully maintained communal grounds. It benefits from three designated parking bays, a private meter storage facility, and an elegant rear courtyard garden—offering a refined blend of privacy, security, and sophistication.

Tenure

Tenure - The property is leasehold held on a 999 year lease dating from 2020
Ground Rent: "One Peppercorn Per Year (if demanded)"
Service Charge: £876.28 pa

Property Details

Local Authority: Darlington
Council Tax Band: E
Annual Price: £2,899
Conservation Area No
Flood Risk Very low
Floor Area 2,271 sq ft
Plot size 1.42 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Full Fibre
5 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

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.







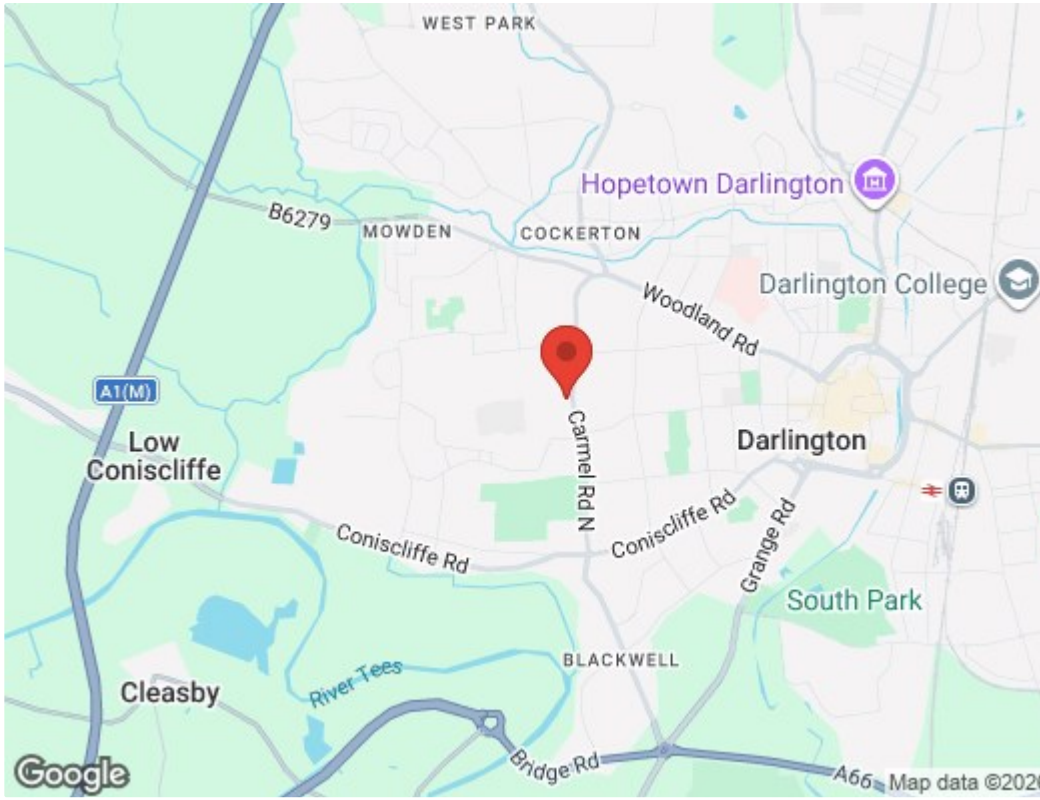






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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