



**CARVERS**  
SALES & LETTINGS

Dinsdale Park  
Middleton St. George, Darlington, DL2 1UB  
Price £650,000

House - Semi-Detached



How would you like to be the Lord of the Manor!! Well at least the North West wing anyway.

Welcome to Dinsdale House... An incredibly warm and inviting grade 2 listed property, not at all like the preconceptions often associated with older listed properties.

Dinsdale House has been lovingly and expertly converted 4 years ago, to a high standard offering fully gated and secure parking for up to 3 vehicles.

There are four well-proportioned bedrooms, (currently the 4th downstairs bedroom is being used as an office space). This home is an entertainers dream, just check out that huge open plan high end Kitchen / dining / 2nd lounge area, serving as the heart of the home! Two of the bathrooms are ensuite with a further family bathroom servicing the 3rd upstairs bedroom, convenience for everyone and a touch of luxury, unwinding after a long day.

The location of this property is particularly appealing, a stunning peaceful community, surrounded by rolling British countryside and endless walking trails down to the picturesque River Tees and beyond. Nearby Dinsdale Hall (often referred to as Dinsdale Park) in Middleton St. George, Darlington, was built around 1829-1830 for the 1st Earl of Durham to serve as a luxurious spa hotel.

This house is not just a place to live; it's a home of distinction. A place with a rich history and an amazing future with memories still to be made.

With a generous formal lounge and thoughtful layout, it presents an excellent opportunity for those seeking a lavish country residence in a desirable location. Do not miss the chance to make this wonderful property your 'Home'!











- Fully renovated and modernised Grade 2 property
- Beautiful Formal lounge with feature fireplace
- 2 Bedrooms with ensuite, a further family bathroom and downstairs W/C
- Courtyard gardens front and back
- A warm and welcoming community with the benefit of privacy
- Huge open plan Kitchen / Dining / 2nd Living
- 4 Bedrooms (4th currently used as office)
- Gated off street parking for 3 vehicles
- Superb location with beautiful woodlands and countryside surrounding it

## GENERAL INFORMATION

Tenure: Freehold

Services: gas central heating and electric heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding F)

Other Information: Main laneway maintenance £30.00 per house (3 times annually)

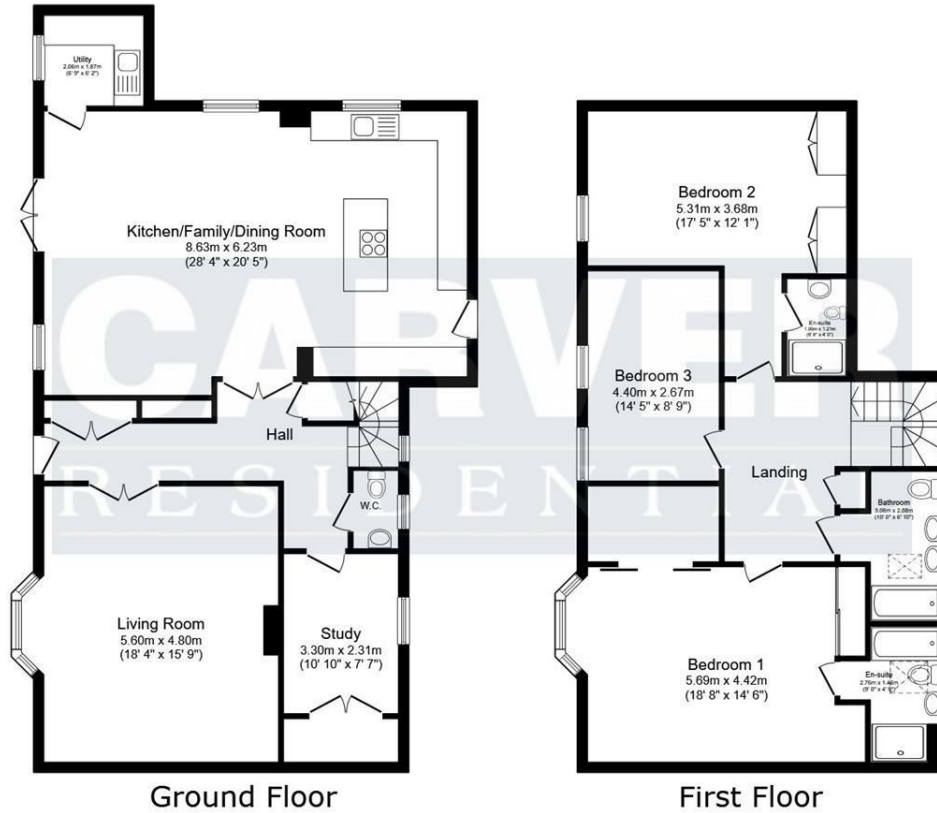
## Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





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

Property size taken from EPC  
2378.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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