



Dinsdale Hall, Middleton St. George, Darlington, Durham
DL2

Dinsdale House is a beautifully presented Grade II listed four bedroom mews property, recently extended and refurbished by a renowned local building company with over 30 years of experience in designing, restoring, and developing desirable properties throughout the North East and in the best locations.

4 Bedrooms | 3 Receptions | 4 Bathrooms

Floor area: 2,690 sq ft
(All measurements are approximate)



The property has been sympathetically restored and benefits from natural stone sills, wide heritage front doors, timber sash double-glazed windows and slate roofs. Conservation roof lights and dormer windows make the most of the space and maximise light in the property. Dinsdale Hall was originally built in 1820 as the Dinsdale Spa Hotel for the first Earl of Durham. Situated within the private wooded grounds, this mews home is one of the last parts of the hall to be developed and offers a unique living opportunity. The property will appeal to a wide range of buyers including families, down sizers, up sizers and investors. An ideal opportunity to generate an impressive income as a luxurious holiday cottage, located in a desirable countryside location adjacent to an 18 hole golf course with restaurant. Views across to the Cleveland Hills within the North York Moors National Park. A choice of floor finishes, fireplaces and other individual requirements can be accommodated through discussions with the developer.

The property has been sympathetically restored and benefits from natural stone sills, wide heritage front doors, timber sash double-glazed windows and slate roofs. Conservation roof lights and dormer windows make the most of the space and maximise light in the property. Dinsdale Hall was originally built in 1820 as the Dinsdale Spa Hotel for the first Earl of Durham. Situated within the private wooded grounds, this mews home is one of the last parts of the hall to be developed and offers a unique living opportunity. A choice of floor finishes, fireplaces and other individual requirements can be accommodated through discussions with the developer.

A spacious reception hall with feature panelling gives access to the principal rooms. The living room is accessed by double doors and is an impressive room with a walk-in bay window, and there is a study to the rear, which could also be used as a snug or occasional bedroom. The large open-plan kitchen/family room is the real hub of the home and is ideal for entertaining. The kitchen is equipped with an excellent range of modern wall and floor units, a central feature island with quartz surfaces, an induction hob with an integrated extractor, and integrated appliances, including a fridge/freezer, dishwasher and two single electric ovens and microwave. Double doors lead into the front patio garden, and a door gives access to the enclosed rear courtyard. A utility room, cloakroom and separate WC complete the ground floor accommodation.

The first floor has a spacious landing; the principal bedroom has a well-equipped en suite bathroom with four piece suite, bedroom two has an en suite shower room, and there are two further double bedrooms and a family bathroom.

Externally there is a forecourt garden and allocated parking for two vehicles. The rear garden is accessed through a wrought iron gated feature archway with side access and leads into a low-maintenance courtyard with attractive paving, close-boarded fencing and flower beds and borders. Located within the grounds of the prestigious Dinsdale Hall, the development is surrounded by open countryside with views over rolling hills, yet just seven miles from Darlington and Yarm.





Living Room

Adjacent to the development is Dinsdale Golf Club, an 18-hole course with a popular restaurant and bar. An idyllic walk along the nearby Teesdale Way leads to the highly regarded pub/restaurant, The Devonport. Further amenities are available within the nearby village of Middleton St George, including a veterinary surgery, doctors, dentist, chemist, private nursery, coffee shop and Sainsbury's local. It is also home to St George's Church of England Academy, a sought-after primary school rated Outstanding by Ofsted. For the commuter, there is Dinsdale train station at Middleton St George, just a short walk or drive with a regular service to Darlington. Darlington Railway Station offers regular services direct to London Kings Cross and Edinburgh via LNER. Nearby Eaglescliffe Railway Station provides a regular service to London Kings Cross via Grand Central. There are excellent road connections via the A66, A19 and A1 providing wider connections throughout the country. For air travel, nearby Teesside International Airport and Newcastle Airport offer further connections with the country and overseas.

Yarm High Street, just a 15 minute drive away, has a well-deserved reputation for dining out and shopping. This picturesque riverside market town has many restaurants to choose from, countless boutique shops and traditional pubs. Here you'll find Yarm School, one of the North East's leading independent day schools.



Kitchen/Family Area



Entrance Hallway



Family Bathroom

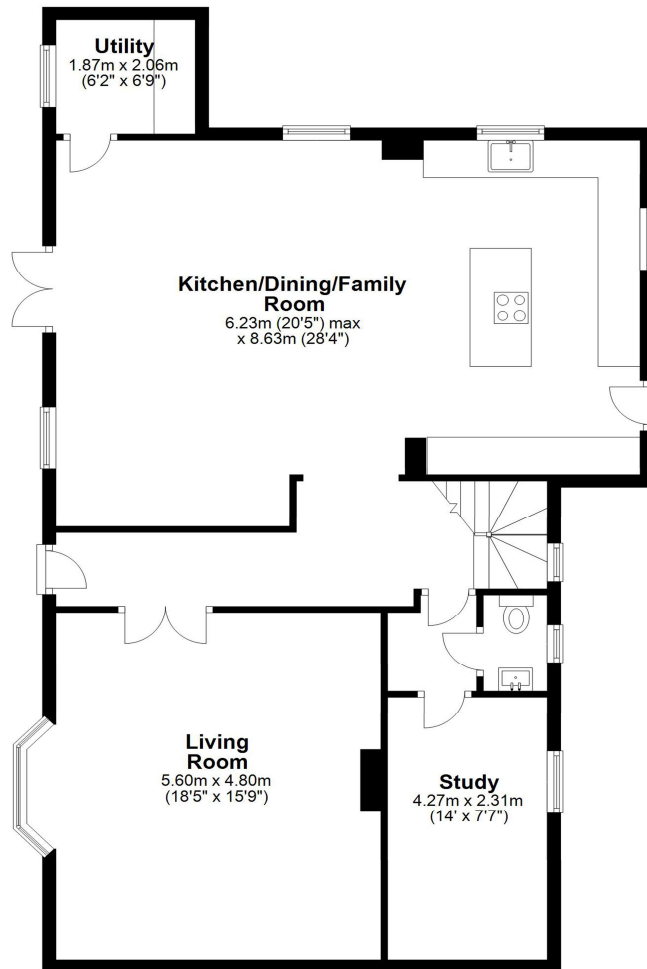


Bedroom 2 En-suite

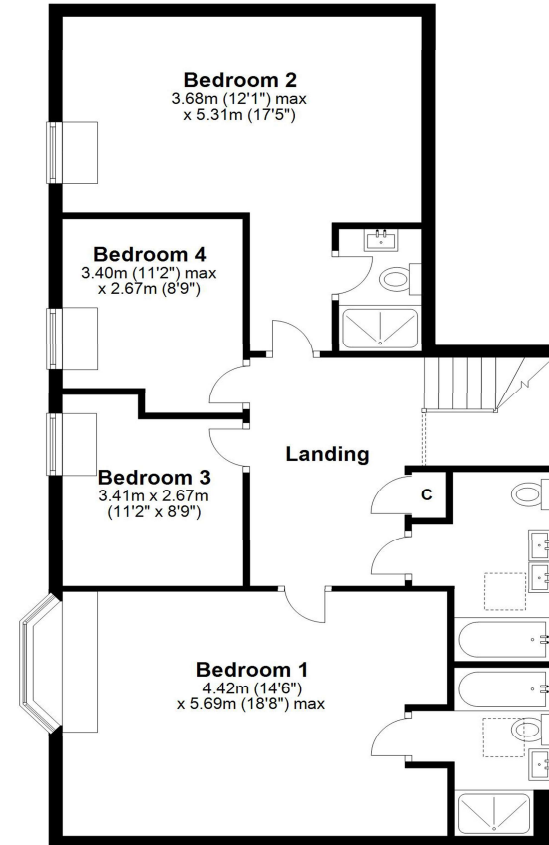


Principal Bedroom En-suite

Dinsdale Hall Middleton St George



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Knight Frank by Vue3sixty Ltd



Knight Frank And Knight Frank LLP

York
Blake House
18 Blake Street
York
York
YO1 8QG
+44 1904 948 449

[knightfrank.com](https://www.knightfrank.com)

We would be delighted to tell you more.

Melissa Lines
Associate, Head of Sales - Yorkshire
+44 190 494 8451
melissa.lines@knightfrank.com

Your partners in property

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (?information?) as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. TAX: Tax may be payable in addition to the purchase price of the property according to the national or local law applicable. Particulars dated: XXX. Photographs dated: XXX. P010203383

Date: 29 November 2022