



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

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

House - Terraced
4 Bedroom/s
2 Bathroom/s

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

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

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, taking advantage of local sulfur springs discovered in 1789. Since this time. It has since served as a mental health retreat, a special needs boarding school, and a care home before being converted into private residential Homes.

Located to the rear of the main hall, this wing of the main house has been lovingly and expertly converted 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.





- Fully renovated and modernised Grade 2 property set in Dinsdale Hall
- Beautiful Formal lounge with feature fireplace
- 2 Bedrooms with ensuite, a further family bathroom and downstairs W/C
- Courtyard gardens front and back
- Huge open plan Kitchen / Dining / 2nd Living
- 4 Bedrooms (4th currently used as office)
- Gated off street parking for 3 vehicles
- Superb location, Dinsdale Hall, 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)

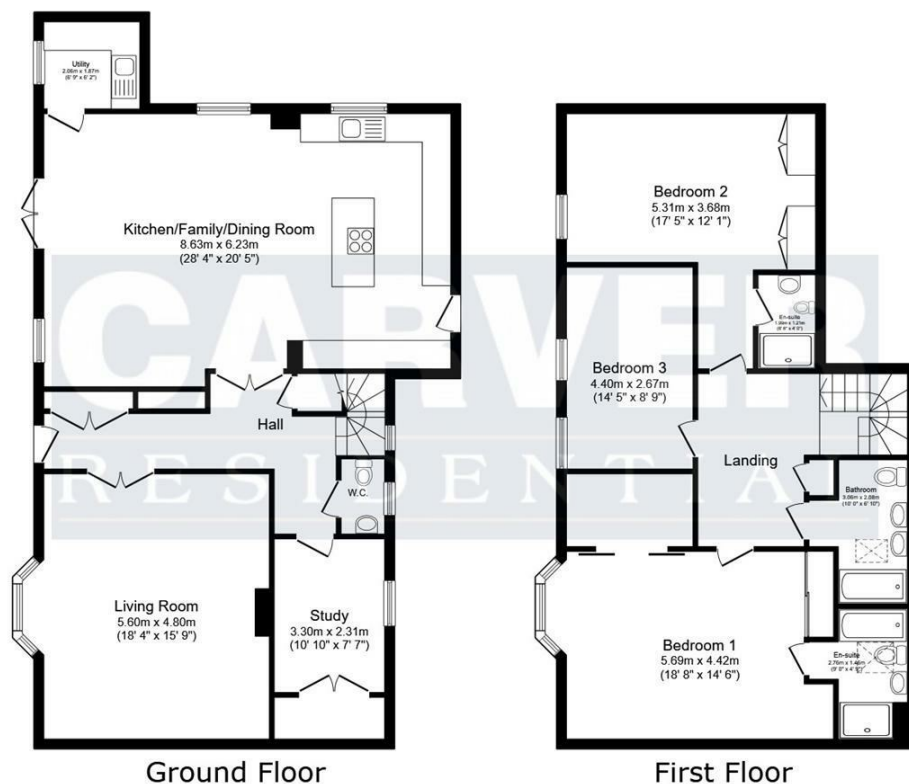
Other Information: Main laneway maintenance £30.00 per house (3 times annually)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	86
	EU Directive 2002/91/EC	

Floor Area 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

**We can search 1,000s
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will 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

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk