



Welcome to "The Lodge" at Dinsdale Spa House, a charming semi-detached property perched on the banks of the River Tees just outside the picturesque village of Middleton One Row, Darlington. This delightful home boasts two bedrooms on the first floor and further bedroom in the converted Loft. The main family bathroom is also on the first floor, whilst on the ground floor there is a 2nd toilet. There is a further separate Storeroom to the front housing the boiler and utility area.

What a truly magical location! Originally built in the 1880s as a Spa Hotel, Dinsdale Spa House has been thoughtfully converted into five individually owned residences, each retaining much of the character and charm from a bygone era. As you approach the property, along the private driveway following the River Tees, you get a real sense of the seclusion and tranquility the property has to offer.

The property benefits from ample shared parking for multiple vehicles and a single garage. The vast shared communal gardens provide a lovely space to explore, relax and enjoy the un-spoilt views of the neighboring countryside, while the proximity to the River Tees offers opportunities for leisurely walks and outdoor activities including fishing rights on the river.

The property on offer is on the Southern side of the main dwelling basking in sunlight and overlooking those magnificent views and river frontage with Patio area. You really need to visit this one to get a feel for the location and all this is to offer with the 5 acres of shared grounds.
(The property also comes with a privately owned section of garden, an allotment area to grow your own veggies etc.)

Dinsdale Spa House is not just a home; it is a unique lifestyle choice, combining historical elegance with modern living. Whether you are looking for a peaceful retreat or a vibrant community, this property offers the best of both worlds. Do not miss the chance to make this exceptional residence your own.





- Magical River front Location
- Shared communal grounds waiting to be explored
- Recently renovated, with beautiful brand new Bathroom
- Fishing right on the River Tees
- Views, views, views!!
- Secluded location with private Driveway
- Single Garage and private Kitchen garden area
- Stunning Lounge room with beautiful fireplace
- New Sewage treatment Plant

GENERAL INFORMATION:
 Tenure: Freehold
 Services: Gas LPG central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding D)

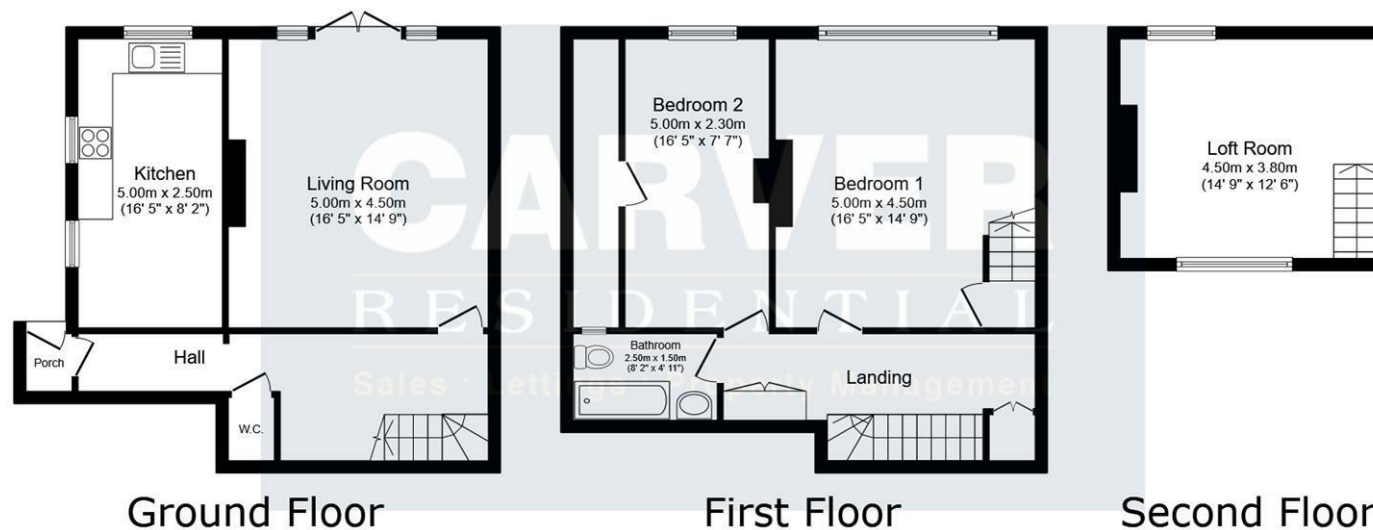
Agents Note
 £60 per month for building insurance and maintenance











Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 A		84
81-100 B		
61-80 C	68	
41-60 D		
21-40 E		
1-20 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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