



KINGFISHER HOUSE, DINSDALE SPA HOUSE
Middleton St. George, Darlington

KINGFISHER HOUSE, DINSDALE SPA

Darlington, County Durham, DL2 1DJ

Kingfisher House is an exceptional, three bedroom home located in glorious surroundings. The property enjoys a riverside setting with fishing rights and substantial shared grounds.

The original house, Dinsdale Spa, dates back to 1825 and was split into five separate and thoughtfully designed homes some years ago. Kingfisher House enjoys privacy with all the benefits of the 4 acres of communal grounds and borders ancient woodland on the doorstep all excellent for dog walking.

The excellent accommodation is full of character and immaculately presented throughout and includes three double bedrooms and a modern, open-plan living space. Externally, there are wonderfully maintained grounds and Kingfisher House benefits from four garages and plenty of space for visitors.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

The popular village of Middleton St George, near Darlington, is served by Dinsdale Railway Station and has a range of shops, pubs, a doctor's surgery, chemist and dentist. There is a super golf club at Dinsdale a cricket club, football club and a primary school, whilst the neighbouring village of Hurworth offers a secondary school.

Northallerton 20.3 miles, Yarm 6 miles, Middlesbrough 12.3 miles, Darlington 6.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.





Accommodation

The impressive entrance leads into a timber and glass vestibule, which has a tiled floor and a further door through to the hall. The grand reception hallway features attractive wooden flooring and a characterful archway with ledge and opens up to the kitchen, living and dining rooms. Stairs from here lead up and around to the first floor, with an arched window to the half landing, providing a feeling of spaciousness and light.

The kitchen and breakfast room has been fitted with a range of units, granite work surfaces and splash backs, a five-ring Neff induction hob, Neff double oven, one and a half bowl stainless steel sink unit, breakfast bar, fridge / freezer and an additional fridge as well as a built-in washing machine. There is a useful, discreet and cleverly-designed under-stairs storage area housing the recently-fitted boiler, along with a recessed bar with shelves and lighting.

A sliding door leads through to the open-plan living and dining area at the rear of the house, with a continuation of the timber flooring. There are windows looking out towards the shared terraced gardens, a corner fireplace and double doors leading straight out to the patio, making this a lovely, light-filled space for entertaining.



The spacious first floor landing has timber flooring and gives access to the family bathroom and three bedrooms, all with timber flooring.

The front bedroom has two windows whilst, to the rear, there are a further two bedrooms, one of which is fitted with a range of built-in furniture with mirrored doors and a window looking out over the gardens. The third bedroom boasts double doors opening out to a small balcony overlooking the terraced grounds.

The large and luxurious family bathroom features a step-in double shower cubicle, a high-level w.c, pedestal hand wash basin, heated towel rail, radiator and free-standing bath with mixer tap and shower attachment.

Externally

To the front of the property, there is a seating area and an ornamental pond. To the rear, is a lovely paved patio area directly accessible from the living and dining area. Beyond, are steps leading up to the beautiful landscaped, terraced gardens. These feature a mix of woodland plants, flowers, shrubs, display spaces and a variety of areas in which to sit and enjoy the views down towards the river.

Tenure

The property is believed to be offered leasehold with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

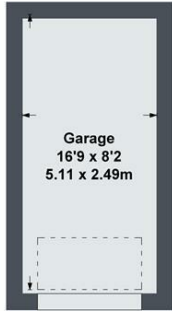
Darlington Borough Council. Council tax band D.

Particulars and Photographs

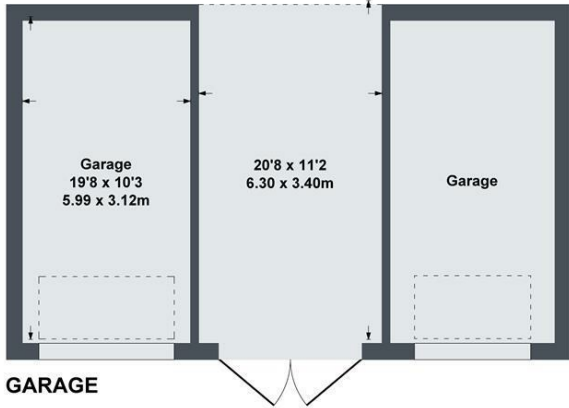
Particulars prepared and photographs taken September 2024.

Kingfisher House, Dinsdale Spa House Middleton St. George, Darlington, County Durham, DL2 1DJ

Approximate Gross Internal Area
2045 sq ft - 190 sq m



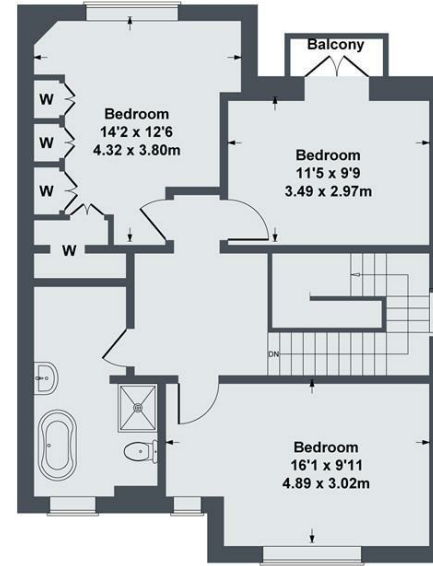
GARAGE



GARAGE



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.