



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

4 The Mews, Dinsdale Park,
Middleton St George, Darlington, DL2 1BE
Offers in the region of £218,000

Cottage
2 Bedroom/s
1 Bathroom/s

A delightful mews cottage situated within the grounds of Dinsdale Hall which dates back to 1829 and was constructed by Ignatius Bonhomi. The cottage enjoys a beautiful rural aspect with west-facing views towards the golf course. The accommodation includes a west-facing living room with bay window, a central dining hall which opens directly into the kitchen, which benefits from oak fitted units and a comprehensive range of integrated appliances. There is a ground floor WC/cloaks. The first floor provides two bedrooms with the largest bedroom facing west and benefiting from large fitted wardrobes. There is also a family bathroom to the first floor. Dinsdale Park is approached via a single track private road which dissects Dinsdale Park Golf Course. Dinsdale Park is set on the upper banks of the River Tees and it has the full benefit of access to adjoining countryside walks. It lies between the village of Middleton St George and Neasham and is favoured by anyone requiring access to nearby Darlington and Yarm.





- Delightful mews cottage
- Private patio garden
- Secure Gated entry
- Peaceful, private location.

- Views towards golf course
- Use of landscaped communal grounds
- Walking tracks

GENERAL REMARKS

Gas Central Heating to radiators (new Logic gas combi boiler fitted August 2014, with a 7 year guarantee). Full Double Glazing.
Mains Services: Drainage, electricity and water.
Tax Banding : Darlington Borough Council - Band D.

TENURE

The property is Freehold.
There is an external maintenance charge.

DINING HALL

14'9" x 9'6" maximum incl staircase (4.50 x 2.90 maximum incl staircase)
Staircase to first floor accommodation, glazed entrance door, oak-effect laminate floor covering.

CLOAKROOM/WC

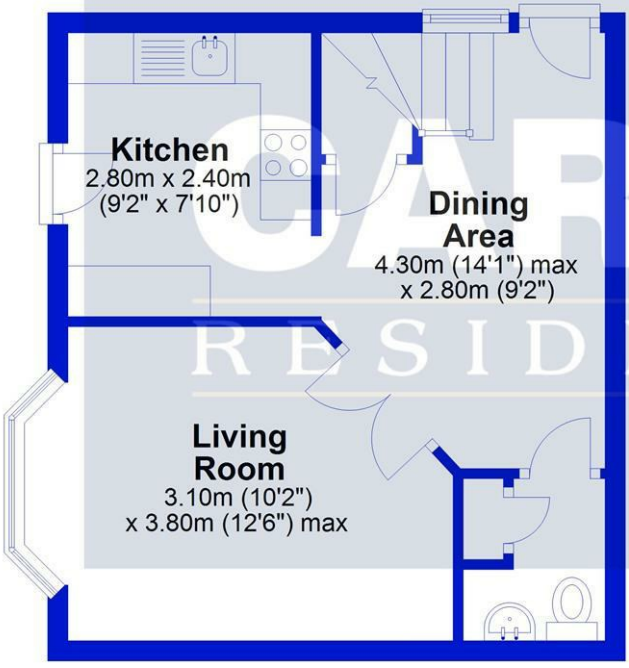
A white coloured suite with low-flush WC and wash basin set in a co-ordinating vanity unit with cupboard and drawers, a tall shelved cupboard, extractor fan.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
81-91 A		91
69-80 B		74
55-68 C		
39-54 D		
21-38 E		
9-20 F		
1-8 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



For identification purposes only. Not to scale.
Plan produced using PlanUp.

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