



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)

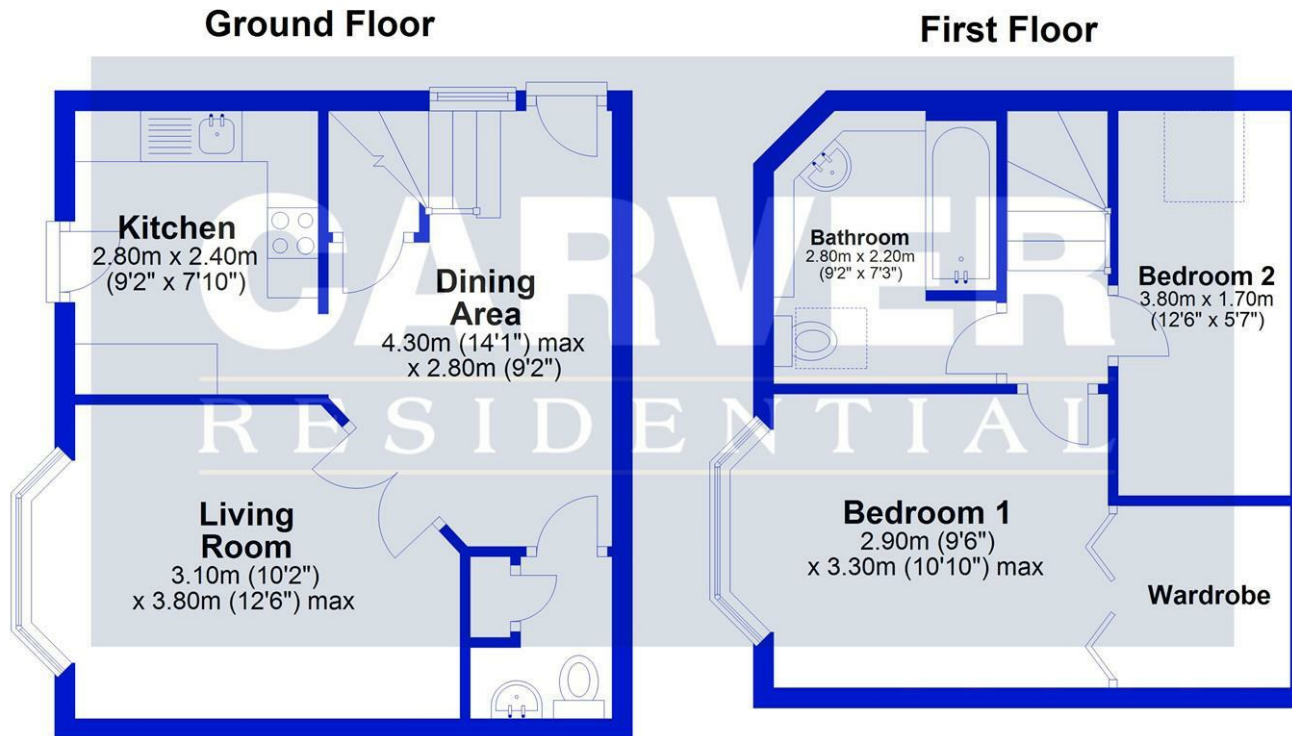
Staircase to first floor accommodation, glazed entrance door, oak-effect laminate floor covering.

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.







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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
81-91 A		88
69-80 B	76	
55-68 C		
49-54 D		
41-48 E		
35-39 F		
21-34 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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