

# DINSDALE HOUSE

4 Dinsdale Hall, Middleton St. George, Darlington



**GSC GRAYS**

PROPERTY • ESTATES • LAND

# DINSDALE HOUSE

4 DINSDALE HALL, MIDDLETON ST. GEORGE,  
DARLINGTON, DL2 1UB

AN EXCEPTIONALLY PRESENTED WING OF THIS FABULOUS GRADE II LISTED COUNTRY HOME, OFFERING UP TO FOUR BEDROOMS WITH A SUBSTANTIAL MIX OF BOTH OPEN-PLAN AND SEPARATE RECEPTION SPACE, ALL STYLISHLY PRESENTED TO THE HIGHEST STANDARDS

## Accommodation

Entrance Hall • Large, Open-Plan Family Living, Dining and Kitchen • Living Room  
Utility Room • Study/Ground Floor Bedroom • Principal Bedroom Suite with  
Dressing Room and En Suite • Guest Bedroom with En Suite  
First Floor Double Bedroom • Luxurious House Bathroom

## Externally

Electric, Gated Private Driveway • Courtyard Garden to Rear with  
Atmospheric Lighting • Sunken Garden to Front, Perfect for Alfresco Dining  
Visitor Parking • Countryside Walks Surround the Location



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### 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. Darlington provides an abundance of further amenities, whilst nearby Hurworth offers Rockliffe Hall championship golf club.

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 main entrance door opens into a welcoming entrance hall featuring an elegant, tiled floor, attractive panelled walls and a useful storage cupboard. From here, stairs rise to the first floor and there is a door to the ground floor cloakroom/w.c along with a versatile study/bedroom and double doors to both the principal reception room and the impressive open-plan kitchen, dining and family area.

The living room is a comfortable and inviting space, ideal for relaxation and entertaining. It is enhanced by a bay window to the front, fitted with shutters, and a striking feature fireplace with alcoves to either side.

The heart of the home is undoubtedly the triple-aspect, open-plan kitchen, dining and family room. Thoughtfully designed, this space combines modern finishes with a warm and welcoming ambience. Features include tiled flooring and shuttered windows.

The kitchen is fitted with an extensive range of high-quality cabinetry, complemented by a substantial central island with breakfast bar seating, and enjoys high ceilings that further enhance the sense of space and light. A door gives access to the rear courtyard garden.



The separate utility room offers practical convenience and is fitted with matching units and work surfaces, a sink with mixer tap and provisions for both a washing machine and dishwasher, keeping everyday essentials neatly organised.

The study offers excellent flexibility and could readily serve as an additional bedroom if required. It benefits from shuttered windows to the side along with fitted double wardrobes and further storage.

To the first floor, a spacious landing with attractive panelled walls gives access to three well-proportioned double bedrooms and the family bathroom.

The principal bedroom is a generously-sized retreat, featuring a bay window with shutters, a walk-in wardrobe with sliding doors and an additional range of fitted sliding wardrobes. A door leads to the en suite bathroom, appointed with a deep bath, separate step-in shower cubicle, low-level w.c, hand wash basin, heated towel rail, Velux window and part-tiled walls.

Situated at the opposite end of the landing, the guest bedroom has shuttered windows, twin double wardrobes, a central vanity or display area and access to its own en suite shower room, fitted with a step-in shower cubicle, low-level w.c, hand wash basin and part-tiled walls.

The family bathroom is beautifully finished with full tiling and offers a luxurious feel, complete with twin pedestal basins, a large bath with shower over and a skylight window that allows natural light to flood the space.

A third double bedroom is positioned to the front of the property and benefits from twin shuttered windows.

#### Externally

The property is approached via a substantial electric gated driveway, providing off-street parking for two vehicles. To the front, a thoughtfully designed sunken garden offers private seating areas, mature planting and enclosed walls with steps leading down to the main entrance.



To the rear, an arched and gated passageway leads to a charming courtyard garden, creating a secluded outdoor seating area with raised beds and ambient lighting.

The location of Dinsdale House and its surrounding countryside is a gift to walkers and dog owners with a huge range of local walks straight from your door.

#### Owner's Insight

Our property is positioned in a peaceful, tranquil location with scenic countryside walks, yet only a 10 minute drive to Darlington. The nearby village of Hurworth offers a post office and The Bay Horse gastro pub.

Middleton-St-George is easily accessible and has a local Sainsburys, and we are also close to Rockliffe Hall and the newly-opened Greedy Goat deli/restaurant.

#### Tenure

The property is freehold and will be offered with vacant possession on completion.

#### Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

#### what3words

///gladiator.charmingly.delays

#### Local Authority

Darlington Borough Council. Council tax band F.

#### Services

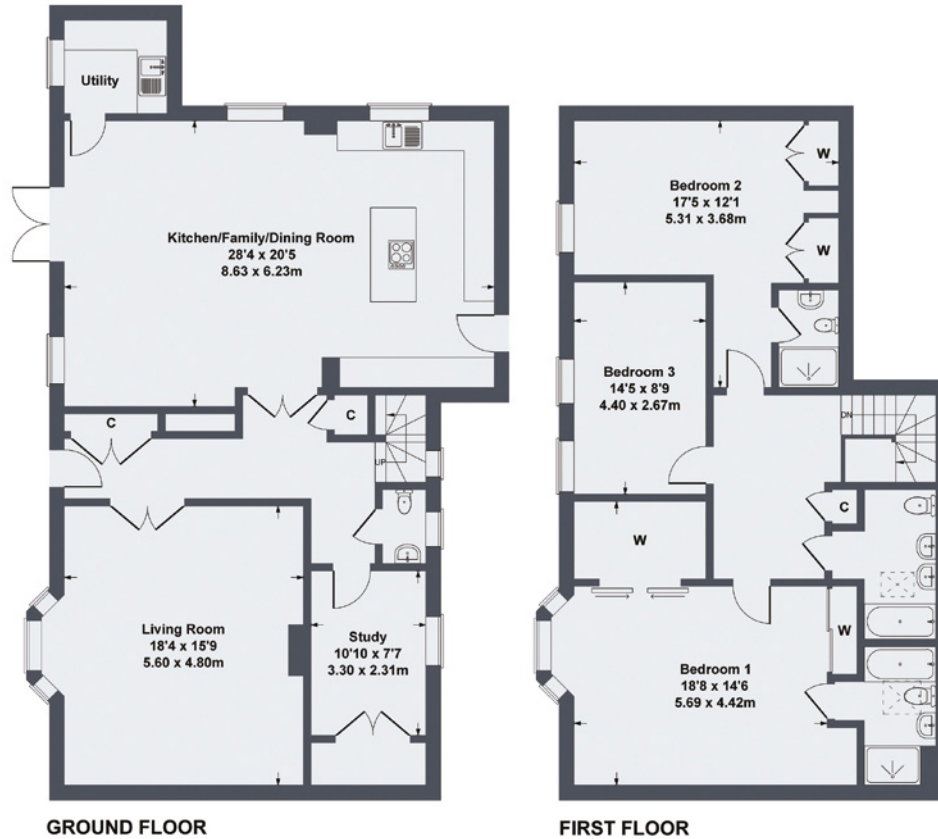
Mains electricity, gas, water and drainage.

#### Wayleaves and Covenants

Dinsdale House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



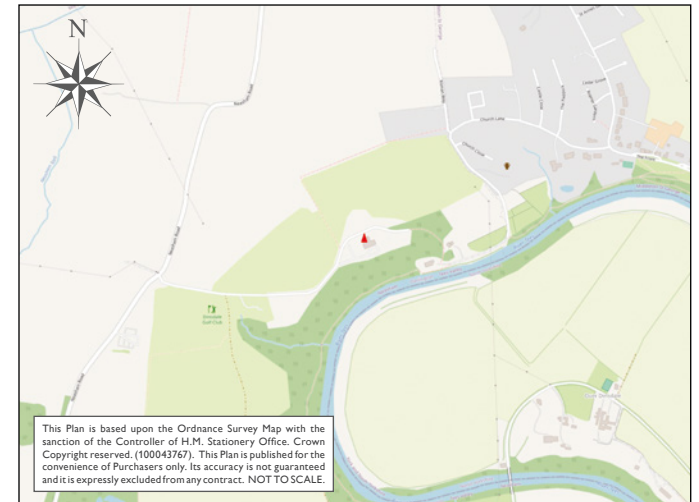
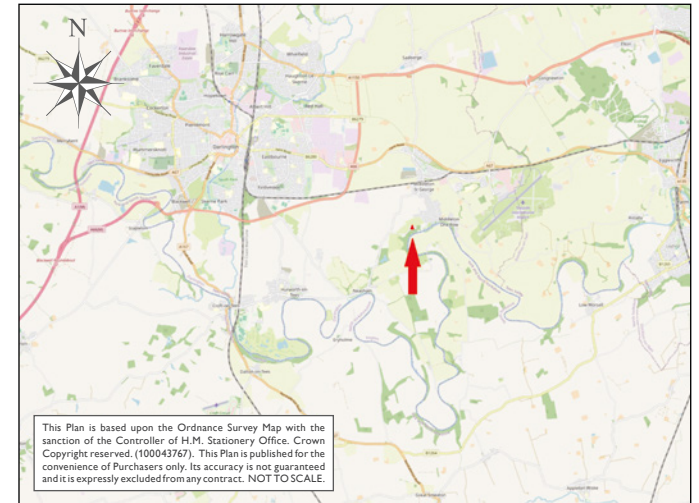
# Dinsdale House



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. 2026



## Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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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 property.

Particulars written: June 2026

Photographs taken: May 2026