



## 3 bed manor house to buy in DL2

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

**£285,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Prime Riverfront Property
- ✓ Expansive Communal Landscapes Ready To Enjoy
- ✓ River Tees Frontage with Excellent Fishing Opportunities
- ✓ Spacious Lounge with an Impressive Feature Fireplace
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Set on the scenic banks of the River Tees near Middleton One Row, The Lodge is a charming semi-detached residence within the historic Dinsdale Spa House – a former 1880s spa hotel thoughtfully converted into five unique homes.

The property offers three bedrooms (two on the first floor, one in the converted loft), a family bathroom, and a ground floor WC. Additional features include a separate front storeroom with utility space and boiler.

Enjoy the tranquillity of a private driveway, ample shared parking, a garage, and over 5 acres of beautiful communal gardens with river frontage, fishing rights, and open countryside views. The property also includes a garden area and an allotment – perfect for home-grown produce.

Positioned on the sun-soaked southern side of the house, with a private patio overlooking the river, The Lodge offers a rare blend of period charm, natural beauty, and modern practicality. A truly unique lifestyle opportunity.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 957


Price: Starting Bid £285,000

Property Type: Manor House

Parking: Allocated

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

