



### 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 

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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