



*Ann Cordey*  
ESTATE AGENTS

**The Granary Over Dinsdale, DL2 1PW**  
**Offers In Excess Of £900,000**





# The Granary Over Dinsdale, DL2 1PW

Approaching the property through the tree lined road is a wonderful experience in itself and sets the tone for arriving at this stunning property. The Granary is a converted barn in which the original building dates over 200 years old and having the original well and hoist in place as reminder of it's origins and showcasing the character that is on offer in abundance.

The property has 3700 sq feet of living accommodation with CCTV and alarm system.

Internally, accommodation has been well planned to allow for generous accommodation over two floors. The craftsmanship and quality of the fixtures and fittings are second to none, with great attention to detail having been paid to blend the expectances of modern living seamlessly with the original charm and character of the building.

Externally the location itself is private and very tranquil, the property occupies generous grounds with ample parking to the front along with garages. The rear garden has been landscaped and is meticulously kept, with an expanse of lawn edged by well established borders. There are a range of outbuildings and a purpose built gazebo with firepit to enjoy the outdoors whatever the weather.

The property offers the most wonderful countryside setting whilst allowing for the convenience of being a drive away from Yarm, Darlington, Northallerton and Teesside. The very best of both worlds. Internally the condition and presentation is immaculate, and in ready to move into order. Fully double glazed and heated via oil and efficient bio-mass and two multi fuel and log burning stoves. There are also two multi fuel and two log burning stoves within the rooms of the ground floor to add a cosy glow when needed.

A brief summary of the accommodation on offer is as follows:- Entrance porch, utility area leading through to the impressive kitchen, dining and living area, which in turn leads to the formal dining room. There is a cosy snug and a further formal lounge. A useful study allows for homeworking and for entertaining there is a garden room/ bar area with handy cloaks/wc.

To the first floor there are four double bedrooms, the master suite is particularly spacious with stunning ensuite facilities comprising of separate shower and separate 'tubby' tubmbath making a lovely feature. Bedroom two also enjoys en-suite facilities and has a mezzanine floor which is currently used as a walk in wardrobe. Bedroom three and four are well proportioned and are serviced by the family bathroom/wc.

The Granary is the very epitome of a property of it's type and we have great pleasure in bringing it to the market. From arriving at the property the very first time the property and the location captured our heart and we are sure it will have the same affect.

TENURE: Freehold  
COUNCIL TAX: G

## ENTRANCE/BOOT ROOM

Leading from the gravelled driveway into the property you lead through the useful boot room/utility room which has fitted solid wood cabinets ,ceramic sink ,integrated fridge and washing machine. There are doors through to the garage and rear garden and there is access to the kitchen dining and living area.

## KITCHEN. DINING & LIVING

26'8" x 17'8" (8.13 x 5.40)

An impressive, open plan social space. Having ample space for soft seating and dining area. The kitchen area has been well planned and it fitted with an ample range of high quality cabinets with the warmth of the solid wood complimenting the striking granite worksurfaces with twin belfast sinks. A centre island is at the heart of this space along with an electric Rangemaster stove. The integrated appliances include the fridge/freezer and dishwasher.

The room is light and bright with windows to the front and rear aspect and a stable door leading out to the rear patio. A solid oak floor runs throughout the ground floor and a statement heta fire wood burner with over at the top adds a focal point to the living area. Double glazed oak internal doors lead from this room to the dining room.

## DINING ROOM

20'3" x 17'8" (6.19 x 5.40)

The formal dining room can easily accommodate a large family table, again with solid oak flooring and being dual aspect with glazed doors to both the front and rear.

## SNUG

17'8" x 17'1" (5.40 x 5.23)

An exposed brick fireplace is to the heart of the room with a multi fuel burning stove to cast the cosy glow when needed. The snug is an intimate room, with natural light from the landing above. The staircase with cast iron balustrade from this room leads to the first floor and there is also access to the formal lounge and garden room/bar.

## LOUNGE

23'9" x 17'2" (7.25 x 5.24)

A very generous reception room, again with the brick built fireplace and multifuel burner to the heart of the room. The room overlooks the front aspect and also has a door leading out and there is access to the home office.

## STUDY

17'2" x 11'1" (5.24 x 3.40)

A versatile space, currently used as a home office with secure access or could provide generous walk in storage.

## GARDEN ROOM/BAR

21'7" x 16'5" (6.58 x 5.01)

The vaulted ceiling and exposed beams make a great first impression as you enter this superb space. Currently used as a home bar, the room is ideal for entertaining having direct access to the rear garden and a convenient cloaks/wc on hand.

The high ceilings also allow for the amazing suspended double glass Dik Guerts Odin wood burner stove which adds contemporary styling to this room. A lovely space in which to enjoy the views of the rear garden whatever the weather.

## FIRST FLOOR

### LANDING

The galleried landing is an appealing space in itself, with bespoke solid wood staircase with wrought iron balustrade, exposed brick wall and vaulted ceiling with beams. The space is light and bright with windows to the rear and side and leads to all four bedrooms and bathroom/wc.



**BEDROOM ONE**

21'8" x 16'9" (6.61 x 5.12)

The master suite is a sizeable room with a vaulted ceiling and beams. Enjoying views of open countryside to the front, upgraded ensuite facilities and walk in dressing room.

**ENSUITE**

13'5" x 7'11" (4.10 x 2.43)

Upgraded to include an eye catching 'tubby' tub, also having a large shower cubicle with waterfall shower.

**DRESSING ROOM**

13'5" x 8'5" (4.10 x 2.58)

with PIR lighting and ample storage.

**BEDROOM TWO**

17'5" x 14'10" (5.31 x 4.54)

The second bedroom takes advantage of the vaulted ceiling having a mezzanine floor which is currently used as walk in wardrobe. The bedroom is a large double room with a window to the rear and also enjoys ensuite facilities.

**ENSUITE**

Having walk in shower cubicle, with electric shower the hand basin is set within an oak effect vanity unit and there is a WC. The room has been finished with ceramic tiling and a pebble effect floor.

**BEDROOM THREE**

12'5" x 10'9" (3.80 x 3.30)

A sizeable double bedroom also over looking the rear garden.

**BEDROOM FOUR**

12'5" x 8'9" (3.80 x 2.68)

The fourth of the double bedrooms with a window to the rear and boasting a vaulted ceiling.

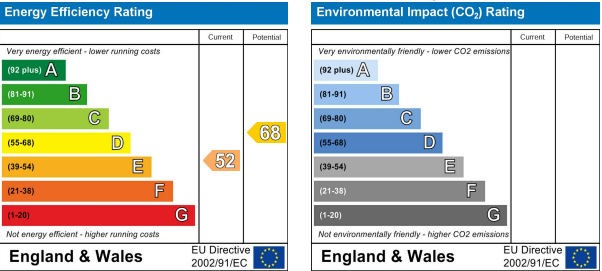
**BATHROOM/WC**

A claw foot bath is to the centre of the room, with a pedestal handbasin and wc. The room is finished with tiling and has window to the rear.

**EXTERNALLY**

The property sits in generous grounds, with the front being enclosed by a brick built wall and wooden gate. The front is completely gravelled being maintenance free and allowing for plenty of off street parking, this being in addition to the GARAGES which have two separate doors and storage to the roof space. The biomass boiler is situated within one of the garages.

The rear garden is enclosed and is mainly laid to lawn with mature borders, which are well established with an abundance of trees, plants and shrubs to add colour and interest throughout the seasons. The garden is flooded with sunshine, with the Indian Sandstone patio being an ideal spot to sit and take in this pretty space. The original water well still remains in situ and is sure to be an interesting talking point. There are several outbuildings , covered space and storage sheds. As with the home, the garden also boasting many different areas of interest, there is a purpose built, steel framed gazebo with seating and a large fire pit so you may enjoy the garden whatever the weather.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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