



BRYNTEG, 26 THE FRONT, MIDDLETON ONE ROW, DARLINGTON, DL2 1AS

Offers In The Region Of £265,000

Cottage with stunning views over the village green and the River Tees and an exciting development opportunity

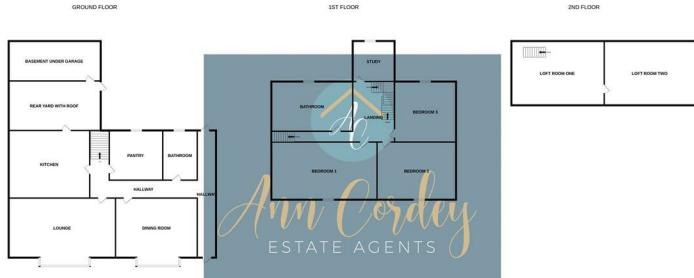
Set in the heart of the highly sought-after Middleton One Row, this charming double-fronted three-bedroom period cottage dates back to the 1700s and boasts uninterrupted views across the picturesque green. Offering a rare opportunity for renovation, this unique home is full of character and potential, ideal for those looking to create a bespoke residence in a prestigious location.

Internally, the property comprises an entrance hallway, ground floor bathroom, formal dining room, spacious lounge, kitchen with adjacent pantry, and access to a workshop area leading to a basement below the garage. The rear yard offers access to the garage, which features stairs and doors onto the rear service lane. Beyond this, a generous lawned garden with patio area provides an ideal space for outdoor living.

The first floor hosts three well-proportioned bedrooms, a study and a family bathroom/wc, while a further upper floor with two dormer windows provides breathtaking elevated views across the River Tees and towards Low Dinsdale—perfect for a home office, studio, or guest accommodation.

This historic property is ideally positioned just moments from the renowned Devonport Hotel and Gastropub, with Teesside International Airport and an abundance of scenic country walks close by, making it a perfect blend of rural charm and modern convenience. The property is 3 miles from the airport and less than 5 miles from Darlington station. Buses leave hourly on weekdays in the direction of Darlington and in the direction of the airport.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for descriptive purposes only and should not be relied upon for planning or as to their operability or efficiency can be given. Made with Measure 123.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

