



*Ann Cordley*  
ESTATE AGENTS

7 St. Clare's Court, Darlington, DL3 8EN  
£475,000



## 7 St. Clare's Court, Darlington, DL3 8EN

This unique and characterful larger than average property offers oodles of charm, nestled in Darlington's prestigious West End and part of a Grade II listed former Victorian Abbey it has been sympathetically converted into a breathtaking flexible five-bedroom home offering tranquility within a pleasant, quiet, gated community. It's rare to find a property that holds such historical and architectural features while being utterly liveable with modern fixtures and fittings including energy efficient LED lighting and a new Hive Smart Control for the heating and water, it will appeal to those wishing to get away from the hustle and bustle, but be safe and secure in a peaceful enclave - it's easy to lock up and leave while travelling, and provides a safe haven when you're home.

Set between, and with access to, two beautiful and tranquil courtyards, you're immediately welcomed by the architectural beauty. Entering through the front doorway the interior space flows effortlessly, taking you on a journey through time and style.

The open plan ground floor living area offers a sense of freedom and space, bathed in light from the original arched glass windows. Yet, there's a warmth here, a feeling that this is not just an impressive building, but a home. The kitchen, a sleek, modern space blends effortlessly and is where everyday family moments happen, framed by arches and voluminous ceilings, making even the simple act of cooking is an event, it is set up for the culinary enthusiast. The living room features an original fireplace with an energy efficient Scandinavian Jotul multi-fuel burner.

Upstairs, each of the rooms offer enough space to feel relaxed and comfortable, designed to complement the chapel's historical features while offering all the comforts of modern living. The master suite, with its exposed beams and en-suite bathroom, is a peaceful retreat. You wake up in a peaceful setting bathed in soft light from the historic windows with views over the rear courtyard and the historic tower. The additional bedrooms, each unique, are perfect for family members or guests, each a haven of peace and character.

And what makes this property even more appealing is its location. Darlington's West End is renowned for its tree-lined avenues, grand period homes, and a sense of exclusivity that is rarely matched. Highly regarded schools like Polam Hall School and Queen Elizabeth Sixth Form College are within easy reach, making this an ideal choice for families. Nearby, boutique shops, cafes, and fine dining restaurants provide everything you could want at your doorstep. For those who need to travel, Darlington Station is less than 1.5 miles away and offers fast links to London, Newcastle, and Edinburgh, meaning that city life is never far away.

Live within history that has been lovingly adapted for modern family life. Every detail, from the restored stonework to the integration of modern technology, has been thought through with care and respect for the building's origins. Imagine the privilege of waking each day in such a space, whether it's entertaining friends in the open-plan living area, enjoying quiet moments of reflection, or simply soaking in the history around you, this home offers a lifestyle that is quite simply incomparable.

This beautiful and very unique townhouse is set within the grounds of a historic converted convent, the vastly impressive St Clare's Abbey, Built in 1857, and the former residence of Carmelite nuns, is located in the sought after west end Darlington premier post code area and will make an ideal home for a professional or retired couple desiring quiet and secure surroundings within a gated community that is easy to lock up and leave when desired. This characterful property has five bedrooms with a beautiful modernized interior. If it's peace and tranquillity you're looking for then look no further!

St Clare's Court is conveniently situated and is accessible to the range of amenities the town has on offer, including the historic Railway Station, as well as offering excellent road links for the Yorkshire Dales, North York Moors, and the Lake District, the A1M is minutes away and ideally situated for the commuter too.

Secured in a private and gated community with shared communal outdoor spaces. Upon entering this prestigious and unique home, it is clear



that it has been renovated to an impeccable standard whilst maintaining the beautiful heritage and history that this home still holds.

Downstairs benefits from a spacious living room, flooded with light from the large window looking out onto the blissful rear courtyard and communal grounds where you can enjoy a morning coffee or evening drink with the bell tower in full view (don't worry, there aren't any bells now!). Retaining most of its original features and offering all the charm, this room is really something to show off. With neutral décor, this home is perfect for buyers who are wanting minimal maintenance and upkeep.

The kitchen is the real showstopper, it creates a perfect balance for a fresh and modern take on an authentic and converted home. With a range of semi-professional integrated appliances and impressive features, this contemporary and functional space is the ideal area for hosting get togethers or cooking family meals.

From a large stone flagged hallway, also leading to a front entrance with private courtyard, take the wide feature staircase to the first floor featuring an office or guest bedroom and bathroom, plus the master bedroom and walk-in wardrobe. This is the ideal space to wind down after a busy day, or conduct business in total comfort.

Make your way up to the second floor where there are two further bedrooms and a shower room, the perfect space for guests and extra bedroom space. The Heating and Water System have just been fully serviced and a new Hive Smart System just installed.

There are three dedicated parking spaces in the private parking area within the grounds offering convenience and security.

This house is an idyllic dream, call now to book a viewing!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(01-01)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus)	A		
(01-01)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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