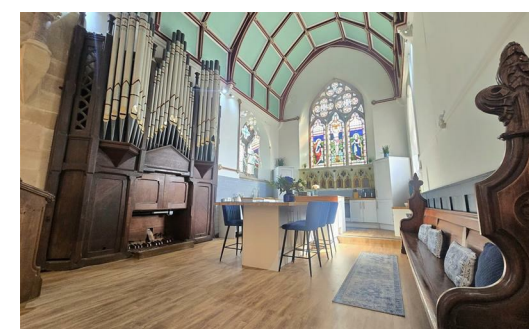




\*\*\* NO CHAIN SALE \*\*\*

\*\*\* GRADE II LISTED, CONVERTED CHURCH \*\*\*

\*\*\* BUSINESS OPPORTUNITY Income Potential - Previous Earnings of £5,500 PER WEEK AIR B&B, Main Church & an Additional Self Contained Apartment Potential Earning - £250 Per Night \*\*\*

St Laurence's Church dates to 1871 and was designed by the Darlington based architect JP Pritchett. The imposing and ornate property is constructed of squared rock-faced sandstone in narrow courses with ashlar dressings under a Welsh slate roof. The property has been converted from an previous church to a beautiful seven bedroom family home, located within the sought after village setting of Middleton One Row, Darlington.

The property briefly comprises of; Entrance Hall, Living / Family Room, Dining Area & Stunning Fitted Kitchen, Utility Room, and a Downstairs WC. On the Ground Floor, you will find a Vicarage, which has an Open-Plan, Living/Bedroom, Separate WC/Cloakroom, Bathroom and Separate Kitchen.

**Church Lane, Darlington, DL2 1DD**

**7 Bedroom - House - Detached**

**Starting Bid £810,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: G**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Church Lane, Darlington, DL2 1DD



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

| 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 |           |

