



Riverbank Cottage, Over Dinsdale, North Yorkshire, DL2 1PW

A charming period cottage together with a detached annexe enjoying an idyllic and private semi-rural position in large gardens and grounds of approximately 2.5 acres with extensive river frontage and woodland.



Riverbank Cottage, Over Dinsdale, Darlington, North Yorkshire, DL2 1PW

Darlington 7.5miles, Yarm 8.7miles, A1(M) 8.7miles (all distances approximate)

Guide Price: £650,000

- Delightful well-presented period cottage
- Private and peaceful rural setting
- Gardens and grounds of 2.5 acres
- Substantial river frontage with woodland and paddock
- Detached annexe and large garage
- Excellent access to nearby road and rail links



General remarks

THE PROPERTY

Riverbank Cottage is a charming property dating from approximately 1880 and enjoying a private and peaceful setting within its own gardens and grounds that adjoin open countryside and run down to the banks of the River Tees where there is a decked area overlooking the river where you can enjoy the peace, tranquillity and wildlife. The setting is a particular feature of the property and will appeal to people looking for privacy in some very pretty countryside.

It is approached through an entrance hall with a cloakroom off that leads to the sitting room which has a period range with open fire, dining room, a study and a breakfast kitchen. To the first floor, there are three bedrooms and a large house bathroom. The detached annexe offers a sitting room/bedroom 4 with a kitchen and shower room and is ideal for additional living space or home office or could produce a healthy income.

OUTSIDE

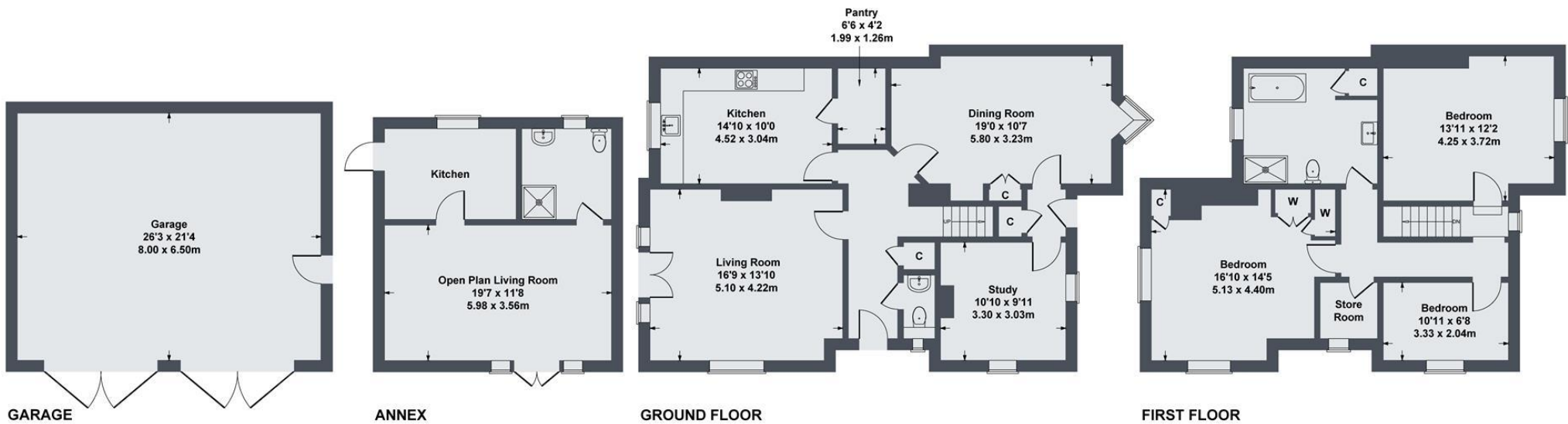
The gardens and grounds extend to approximately 2.52 acres (1.02 hectares) in total and enjoy considerable privacy giving a rural feel, yet offering a convenient and accessible location. There are lawned gardens with a patio adjoining the house with a paddock beyond. The woodland leads down to the River Tees where there are terraced and riverside paths and a timber decked area overlooking the river. There is extensive parking and a hardcore driveway leads to the large garage.

LOCATION

Over Dinsdale is a small semi-rural village located within North Yorkshire and offers quick access to Darlington and Yarm where there are a good range of everyday amenities. For the commuter, the surrounding centres Middlesbrough, Durham and Newcastle are accessible via the A1(M) and the A66 and there are excellent rail links from Darlington and Yarm including direct services to London Kings Cross and Edinburgh and Teesside International Airport is also within easy reach.

Riverbank Cottage, Over Dinsdale, DL2 1PW

Approximate Gross Internal Area
2616 sq ft - 243 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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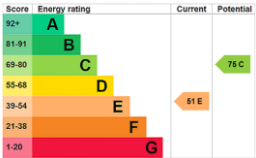
 **Mortgage Advice Bureau**

01274 515 763

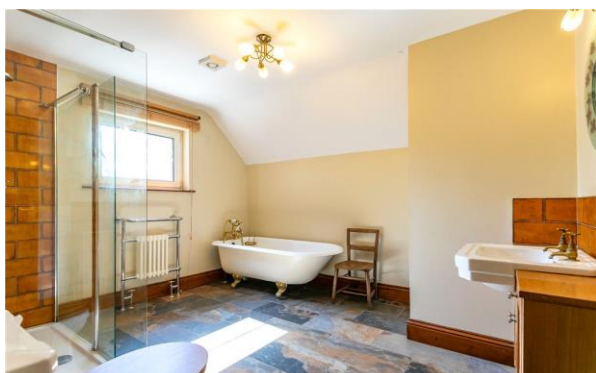
 **Dacres Surveys**

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Contact us



01423 860322



sales@listerhaigh.co.uk

Directions

DIRECTIONS – DL2 1PW

What3Words/// zinc.fell.influence

Local Authority & Council Tax Band

- North Yorkshire Council, 0300 131 2131
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electric. Private water and drainage and oil-fired central heating.
- Private parking and a garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Please note, there is a public footpath crossing part of the garden for the property.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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