Lister Haigh

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- Rural Consultants
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Masarak, Over Dinsdale, Darlington, North Yorkshire, DL2 1PW

An opportunity to purchase a 4-bedroom detached house set in 1.7 acres with stables, a menage and a paddock. The property enjoys a convenient rural location overlooking the adjoining open fields.

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Masarak, Over Dinsdale, Darlington, North Yorkshire, DL2 1PW

Darlington 6 miles, Northallerton 12.5 miles, A1 (M) 8.5 miles (all distances approximate)

Guide Price: £670,000

- 4 bedroom, 2 bathroom detached house
- Equestrian facilities including stables, a menage & paddock
- Total area of 1.69 acres (0.68ha)
- Outlook over open fields
- Rural yet convenient location
- Excellent transport facilities nearby







General remarks

THE PROPERTY

Masarak is a four-bedroom detached property set within approximately 1.7 acres of gardens, grounds and a paddock, together with a menage and detached timber stable block. It enjoys a delightful semi-rural position adjoining open countryside and is set within the small hamlet of Over Dinsdale. The property is ideal for anyone with equestrian interests.

It is approached on the ground floor through a reception hall which leads to the sitting room, a family room which in turn gives access to the kitchen. There is a ground floor double bedroom which could also be used as a third reception room and a bathroom. To the first floor, there are three bedrooms and a house shower room.

OUTSIDE

The property is approached down a gravelled drive with mature borders and provides parking for several vehicles before continuing to the rear where there is a double garage with electric up & over door. There is a 30 x 20-meter menage with a fenced and hedged grass paddock beyond. The timber stable block provides 2 stables and feed/tack room and there is a further traditional stable and store at the rear of the house.

LOCATION

Over Dinsdale occupies a charming rural position just across the River Tees and into North Yorkshire. If provides quick access to Darlington, Yarm and Stockton on Tees as well as the commercial centres of North Yorkshire and County Durham. For the commuter, the A1 & A66 provide excellent road access further afield and there is regular direct mainline train access from Darlington railway station direct to London and Edinburgh.

Floorplans

Masarak, Over Dinsdale, Darlington, DL2 1PW

Approximate Gross Internal Area
Ground Floor = 1630 sq ft / 151.4 sq m (Including Garage / Kennel)
First Floor = 726 sq ft / 67.5 sq m (Excluding Eaves)
Stables = 287 sq ft / 26.7 sq m
Total = 2643 sq ft / 245.6 sq m

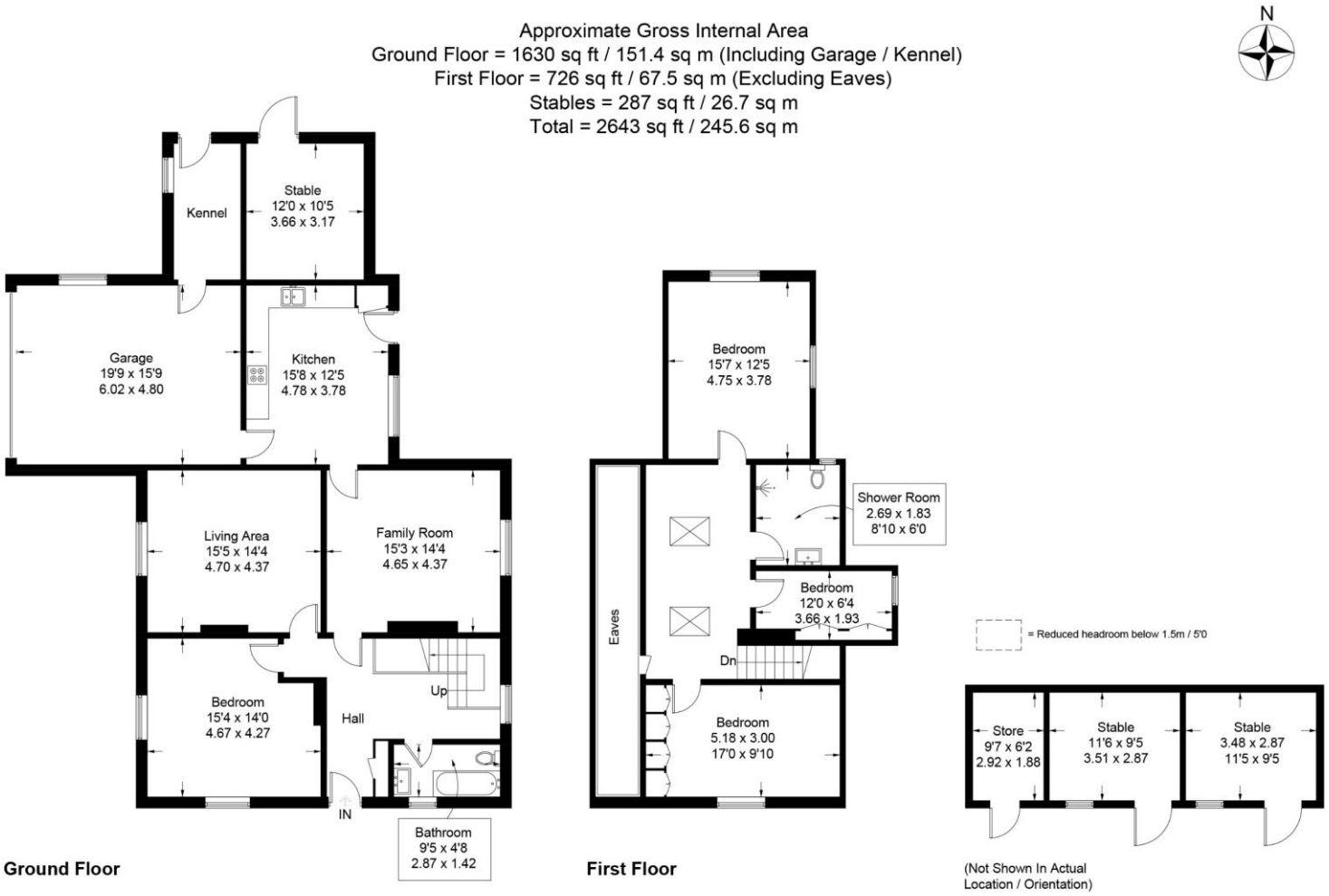
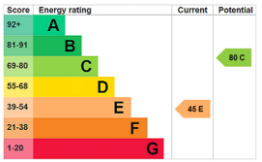


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Contact us

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Directions

DIRECTIONS Postcode: DL2 1PW - From the A66 near Darlington, take the turning towards Neasham and continue through the village in an easterly direction passing through Low Dinsdale before crossing the river in to Over Dinsdale where the property will be found on the left-hand side.

What3Words: ///ferrying.washed.physical

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- The property is connected to mains electric. The water is supplied from a private village spring with water quality monitored by Northumbrian Water. There is oil fired central heating and a septic tank for drainage.
- 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.

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 £34.20 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.