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CHURCH GRANGE | 5 Church Lane, Middleton St. George

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£975,000

Church Grange is an exceptional, individually designed residence featuring a swimming pool, occupying an elevated position on the highly sought-after Church Lane in Middleton St George. Set within a substantial plot of approximately 1.33 acres, the property boasts beautifully established gardens, ideal for outdoor entertaining, and enjoys a picturesque setting bordering the River Tees. The property offers extensive and well-appointed accommodation, finished to a high standard with quality bespoke fittings throughout. The ground floor comprises a welcoming lounge with dedicated music area, a separate sitting room, and a study—each benefiting from access to a full-width balcony, commanding panoramic views across the gardens and surrounding countryside. This level also hosts four generously proportioned double bedrooms, served by a contemporary family shower room. To the lower ground floor, a superb leisure suite incorporates the swimming pool area, along with a utility room, plant room, and cloakroom/WC. The impressive open-plan kitchen/dining space extends to over 40 feet in width and provides direct access to the south-facing rear gardens, creating an ideal setting for both everyday living and entertaining. The first floor is dedicated to a luxurious principal bedroom suite, featuring an elegant bedroom, dressing room, and a well-appointed en-suite bathroom. Further benefits include gas central heating, double glazing, and a comprehensive security alarm system. Middleton St George is ideally situated for access to the popular market town of Yarm and the larger centre of Darlington. The area benefits from excellent transport connections, including Teesside International Airport, Dinsdale Railway Station, and the A66, A1(M), and A19 road networks. The village itself offers a range of local amenities, including a doctor's surgery, a highly regarded junior school, and a well-known public house/restaurant, as well as access to scenic rural walks.

GROUND FLOOR

ENTRANCE HALLWAY
With entrance door, vaulted ceiling, double glazed window, radiator and attractive wood flooring.

STUDY - 4.11m x 3.25m (13'6" x 10'8")
Fitted cupboards and desk. Wood flooring, radiator, double glazed window and downlighting.

HALLWAY
With radiator and staircase to both lower ground floor and the first floor.

OPEN PLAN LOUNGE AND MUSIC ROOM - 8.53m (28') x 6.02m (19'9") reducing to 3.45m (11'4")
Open fire in recess with hearth and side double glazed window. Large sliding doors opening out to the full width rear balcony which offers panoramic views across the rear garden and open countryside beyond. The balcony extends to almost 40' in width with an attractive decorative wrought iron rail.

SITTING/FAMILY ROOM - 4.45m x 3.63m (14'7" x 11'11")
With radiator, coved ceiling with downlighting and sliding doors opening out onto the rear balcony.

INNER HALLWAY
With cornicing and built-in double cupboard.

BEDROOM TWO - 4.75m x 4.22m (15'7" x 13'10")
With patio style doors to the side elevation, radiator and ceiling cornicing.

BEDROOM THREE - 4.24m x 3.84m (13'11" x 12'7")
Radiator, double glazed window and ceiling cornicing.

BEDROOM FOUR/CINEMA ROOM - 4.24m x 3.63m (13'11" x 11'11")
A versatile room which could be either a bedroom or reception room. Radiator, double glazed window and ceiling cornicing.

BEDROOM FIVE - 3.84m x 3.63m (12'7" x 11'11")
Patio style doors to the side elevation, radiator and ceiling cornicing.

SHOWER ROOM
Double shower enclosure, wash hand basin in vanity unit and semi recessed low level WC. Attractive travertine wall and floor tiling, chrome effect heated towel rail, porthole style window, ceiling cornicing and downlighting.

LOWER GROUND FLOOR

OPEN PLAN KITCHEN/DINING ROOM - 12.27m (40'3") x 4.5m (14'9") reducing to 3.28m (10'9")
Offering an impressive range of high quality, maple fronted wall and floor units with granite worktops and upstands, incorporating an under mounted one and a half bowl stainless steel sink unit with mixer taps. Matching island unit with breakfast bar, again having a granite worktop. Built-in double oven, microwave oven, ceramic hob and extractor fan. Integrated fridge, freezer and dishwasher. Travertine floor tiling, downlighting and three sets of patio doors lead to the rear garden.

LOBBY
With doors to Boiler Room and Swimming Pool area.

BOILER ROOM
With wall mounted Ideal boiler, built-in cupboard and generous under stairs storage cupboard.

SWIMMING POOL ROOM - 12.8m x 8.1m (42' x 26'7")
10 metre heated swimming pool with sloped glass roof, tiled flooring, feature lighting and access door to the rear garden. In addition, there is a Utility Area with fitted units, sink unit, plumbing for automatic washing machine and vent for tumble dryer. There is also a programmable air management unit.

CLOAKROOM/WC - 2.24m x 1.47m (7'4" x 4'10")
With low level WC and wash hand basin. Chrome effect heated towel rail and built-in cupboard/plant room.

FIRST FLOOR/MASTER BEDROOM SUITE

LANDING
With triangular window, porthole style side window and radiator. Fitted window seat, built-in storage cupboards and access to eaves storage.

MASTER BEDROOM - 5.8m x 4.5m (19' x 14'9")
Fitted wardrobes and drawers and access to eaves storage. Two radiators and Velux roof window.

DRESSING ROOM - 4.11m x 3.2m (13'6" x 10'6")
Fitted clothes rails and shelving. Radiator, Velux roof window and eaves storage.

EN-SUITE BATHROOM - 3.33m x 1.75m (10'11" x 5'9")
Enclosed bath with shower attachment, wash hand basin and semi recessed low level WC. Corner shower enclosure, attractive marble finish to the walls, heated towel rail and feature window.

EXTERNALLY

The property occupies a generous plot extending to approximately 1.33 acres and is approached via an impressive stone-pillared entrance, leading to a substantial block-paved driveway providing ample parking and access to both sides of the residence. Landscaped steps, edged with railway sleepers, descend to an attractive decked area positioned in front of the swimming pool building. A stone terrace spans the full width of the property, creating an ideal setting for outdoor dining and entertaining. The gardens are thoughtfully designed, featuring a variety of seating areas, well stocked shrub borders, and expansive lawns complemented by mature trees. The grounds extend to a lower paddock-style field, which borders the River Tees, offering a picturesque and tranquil setting. A public footpath runs along the river boundary, enhancing access to the surrounding natural landscape.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR250338/30032026

VIEWING: By appointment through our Yarm office on Tel:
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