



## A HANDSOME PERIOD DETACHED PROPERTY DATING BACK TO 1903

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WEST HOUSE, DALTON ON TEES,  
DARLINGTON, COUNTY DURHAM, DL2 2NT

Freehold

savills



## A WELL-PRESENTED FIVE BEDROOM DETACHED HOUSE WITH GARAGE AND GARDENS

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**Freehold**

Central village location ♦ Five bedrooms ♦ Two bathrooms  
♦ Large kitchen/breakfast room ♦ Gardens ♦ Double  
Garage ♦ Access and use of a 4 acre paddock ♦ EPC  
rating = G

### Situation

Darlington 5 miles, Yarm 11 miles, Northallerton 11.5 miles, Richmond 12.5 miles, Durham 25.5 miles.

Located in the popular village of Dalton-On-Tees which has a village pub and a regular bus service. The nearby villages of Croft and Hurworth have a wider range of facilities including doctors surgery, pubs, convenience store, post office and restaurants. There is a primary school in Croft and secondary schools in Hurworth and Richmond. For the commuter the A1 (M) and A66 provide links with the major commercial centres of the region, with Darlington train station providing excellent links to London and Edinburgh along the East Coast mainline railway. This is complemented by Newcastle International , Leeds Bradford and Durham Tees Valley airports offering further communications with the rest of the country and overseas.

### Description

West House was built in 1903 and is thought to be the oldest house in the village. The property has been upgraded and extended over recent years and has many period features.

A good entrance porch with mosaic tiled flooring, ample space for storage/ coats and part stained glass internal door lead into the main reception hall. The hall is spacious and gives access to the principle rooms with oak flooring and open spindle and baluster staircase leading to the first floor. A cloakroom/ w.c. leads off. The sitting room is a well-proportioned room with a period cast iron fireplace, shaped corning, decorative ceiling, and sash windows. The drawing room has shaped corning and moulded picture rail, dual aspect multi fuel stove and polished floorboards. A rear hall gives access to the utility room and rear porch which leads into the garden. The dining room is a light and airy room with terracotta tiled floor, feature stained glass window and access through to the kitchen. The spacious kitchen/breakfast room has a range of free standing and fitted units, inset Belfast sink with mixer tap, oil fired two oven Aga, plumbing for dishwasher, terracotta tiled flooring and opening into a recently constructed garden room with a double glazed lantern roof, terracotta tiled floor, multi fuel stove (which is also accessed from the drawing



room) and French doors leading into the front garden.

To the first floor there is a feature stained glass window and three double bedrooms all with period fireplaces. The family bathroom is fitted with a traditional white suite comprising panelled bath, pedestal wash hand basin, low level w.c. cast iron fireplace and fitted storage cupboard.

A return staircase leads to a second floor where there is a spacious landing area leading to two double bedrooms, the bathroom is fitted with a modern white suite comprising panelled bath with mains fed shower over, wash hand basin, low level w.c. and tiled floor.

#### Externally

The property is set back from the road with a private garden which is enclosed by mature hedging, gravelled pathways give access to the rear gardens. The majority of the garden is laid to lawn together with established flower beds and borders. Double gates give access to a gravelled drive which provides off road parking and gives access to a detached double garage. There are two outbuildings and a greenhouse adjoining the garage. There is also access to and use of a field circa 4 acres adjoining the garden of the property, we are advised that this is jointly owned by 6 separate parties. The joint owners of which have shared use of and access to the field. With agreement from the other owners it is possible to keep a pony/horse and a stable could be installed on sleepers.

Oil central heating, mains electricity.

Particulars prepared - May 2018

Photographs taken - May 2018

#### Tenure:

Freehold

#### Viewing:

Strictly by appointment with Savills





West House, Dalton on Ters

Approximate Gross Internal Area  
3029 sq ft - 281 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.  
Produced by Potterplans Ltd. 2018

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	15	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC