



The Poplars is a five double bedroom barn conversion enjoying an enviable position, with picturesque views, at the edge of the sought after village of Middleton St George. The property occupies an extensive plot extending to approximately 0.91 acres with formal gardens, paddock, stable block, summerhouse, and garage block with double garage and attached outdoor office/games room. The property itself offers spacious accommodation extending to over 2,650 square feet with an oil fired central heating system providing underfloor heating to the ground floor and radiators to the first floor. In addition, there are double glazed windows and solar panning located on the garage block. The substantial accommodation briefly comprises; entrance hallway, lounge, dining room, family room, kitchen, utility room, three ground floor bedrooms and the family bathroom. On the first floor there are two spacious bedrooms with both having en-suite facilities. We feel that this impressive home will attract interest from a variety of prospective purchasers including those with equestrian interests. The property is accessed from Neasham Road on the outskirts of the village. It offers good access to the range of facilities in the village itself including the highly regarded Junior School, shopping facilities, a medical centre together with Dinsdale Railway Station. Teesside International Airport is also located at the opposite end of the village.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, attractive flooring, under stairs cupboard and staircase to the first floor.

CLOAKROOM/WC - 3.23m (10'7") x 2.36m (7'9") reducing to 1.45m (4'9")

With low level WC and wash hand basin. Double glazed window and attractive flooring.

LOUNGE - 7.77m x 4.32m (25'6" x 14'2")

Extensive Lounge with vaulted ceiling and exposed beams. Wood burning stove with hearth, double glazed window to the side, two inner double glazed windows overlooking the inner courtyard and there are double glazed French doors to the front elevation. Double doors opening to ...

DINING ROOM - 4.88m x 4.22m (16' x 13'10")

With double glazed window and window seat to the front, vaulted ceiling and double doors open to the inner courtyard.

FAMILY ROOM - 4.11m x 3.58m (13'6" x 11'9")

With two inner double glazed windows overlooking the inner courtyard.

KITCHEN - 8.81m x 3m (28'11" x 9'10")

The kitchen is divided into two areas by the staircase recess and offers a generous range of fitted units with complementary worktops incorporating a 'Blanco' inset sink unit with mixer taps. Built-in Rangemaster' range oven with extractor fan over, integrated dishwasher, fridge, and freezer. Three double glazed windows, ceiling downlighting and side access door.

UTILITY ROOM - 2.8m x 2.13m (9'2" x 7')

Fitted stainless steel sink unit, plumbing for automatic washing machine and vent for tumble dryer. Free standing oil fired central heating boiler and double glazed window.

BEDROOM TWO - 4.32m x 3.94m (14'2" x 12'11")

Vaulted ceiling, fitted wardrobes and double glazed window.

BEDROOM THREE - 4.17 (13'8")m to robes x 2.84 (9'4")m

4.17m to robes x 2.84m

Fitted wardrobes, vaulted ceiling, and double glazed window.

BEDROOM FOUR - 2.97 (9'9")m to robes x 2.84 (9'4")m

2.97m to robes x 2.84m

Fitted wardrobes to one wall and double glazed window.



BATHROOM - 2.84m x 2.6m (9'4" x 8'6")

Freestanding roll top bath with mixer taps, wash hand basin and low level WC. Corner shower enclosure.

FIRST FLOOR

LANDING

With radiator and roof window.

BEDROOM ONE - 5.08m (16'8") reducing to 4m (13'1") x 4.83m (15'10")

Fitted wardrobes, double glazed window and two roof windows. Eaves storage and two double glazed windows.

EN-SUITE BATHROOM - 2.13m x 1.96m (7' x 6'5")

White suite comprising panelled bath, pedestal wash hand basin and low level WC. Chrome effect heated towel rail.

BEDROOM TWO - 4.83m x 4.06m (15'10" x 13'4")

Fitted wardrobes and eaves storage. Two double radiators, double glazed window, and roof window.

EN-SUITE SHOWER ROOM - 2.13mx 1.55m (7'x 5'1")

Shower enclosure, pedestal wash hand basin and low level WC. Chrome effect heated towel rail.

EXTERNALLY

GARDENS & DOUBLE GARAGE

The property occupies a site extending to approximately 0.91 acres with a large, fenced paddock, stable block with five stables and there is an extensive gravelled driveway and car parking area. There is an enclosed garden to the side with lawned areas together with a generous paved patio. The garage block has a double garage with two sets of timber access doors. The original third garage has been adapted to an outdoor office/games room with window and side access door. The summerhouse is currently used as a games room and together with the astro turf seating area, this makes an ideal area for outdoor entertaining. There is also an inner courtyard area in the centre of the property with astro turf lawn.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR240103/01032024

VIEWING: By appointment through our Yarm office on
Tel: **01642 788878**



The Poplars, Neasham Road, Middleton St. George, Darlington, DL2 1DR



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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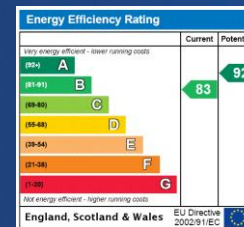
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