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Kirk Merrington | County Durham

Middlestone Lodge



“A Distinguished Edwardian House with South-Facing Gardens and Panoramic Views ”

The Property

Occupying a particularly attractive position on the edge of Kirk Merrington, Middlestone Lodge is a handsome Edwardian stone-built house enjoying uninterrupted views across rolling County Durham countryside towards the Cleveland Hills and the distant North Yorkshire Dales. Surrounded by south-facing gardens and approached through a gated gravel driveway, the property combines the character and proportions associated with its Edwardian origins with a setting that is increasingly difficult to find, offering both privacy and a remarkable connection to the surrounding landscape.

The house immediately conveys a sense of quality and permanence. Stone elevations softened by mature climbing ivy sit comfortably within the landscape, while original architectural details remain evident throughout. High ceilings, decorative ceiling roses, original doors, deep skirting boards and stone fireplaces provide a strong sense of period character, carefully preserved and complemented by thoughtful modernisation.

A welcoming entrance hall forms the central spine of the house, from which the principal reception rooms unfold. The sitting room is a particularly comfortable space, centred around an attractive fireplace and enjoying pleasant views across the gardens and countryside beyond.

Across the hall, the formal dining room provides an elegant setting for entertaining, with generous proportions and period detailing creating a refined yet welcoming atmosphere.

The library represents one of the property's most distinctive spaces. Fitted with bespoke cabinetry and extensive shelving, it functions equally well as a home office or additional reception room. A characterful fireplace forms a natural focal point, while large windows draw in natural light and frame views across the surrounding landscape, creating an inspiring environment for both work and relaxation.



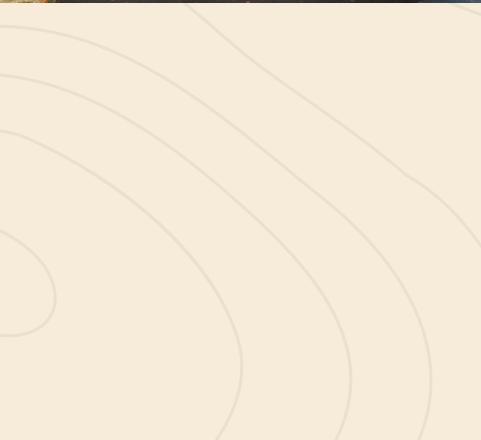
The kitchen/breakfast room balances practicality with character. Handcrafted timber cabinetry is complemented by stone work surfaces, while the original black range remains as an attractive focal point, reinforcing the property's heritage. There is ample space for informal dining, making the room well suited to everyday family life. Adjoining utility accommodation provides valuable ancillary space and links to the workshop and store, offering a level of practicality rarely found in period homes. A well-appointed cloakroom with shower completes the ground floor accommodation.

The first floor continues the generous proportions established below. The principal bedroom enjoys a particularly attractive outlook across open countryside, with far-reaching views that form a constant backdrop to daily life. Three further bedrooms provide flexible accommodation for family and guests, each benefitting from pleasant rural views and an abundance of natural light.

In addition, a further room is currently arranged as a study, providing an ideal space for home working while retaining the flexibility to serve a variety of alternative uses.

Serving the bedrooms is a beautifully appointed family bathroom, finished to a notably high standard with twin wash basins, a fitted bath and contemporary fittings. The elevated position of the house ensures that even the bathroom enjoys captivating views across the surrounding countryside.





In addition to its existing accommodation, Middlestone Lodge offers considerable scope for further enlargement. Subject to any necessary consents, there is potential to extend on all sides of the house, while the substantial roof space may also lend itself to conversion, providing an opportunity to create additional living accommodation tailored to individual requirements.

Throughout the property, the outlook is a defining feature. Whether from the principal reception rooms, bedrooms or garden, the surrounding landscape provides an ever-changing backdrop, creating a strong sense of space and tranquillity rarely encountered so close to Durham City.

Google Maps

what3words



///homelands.respected.monks

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

DL16 7JT

Band F

Rating F

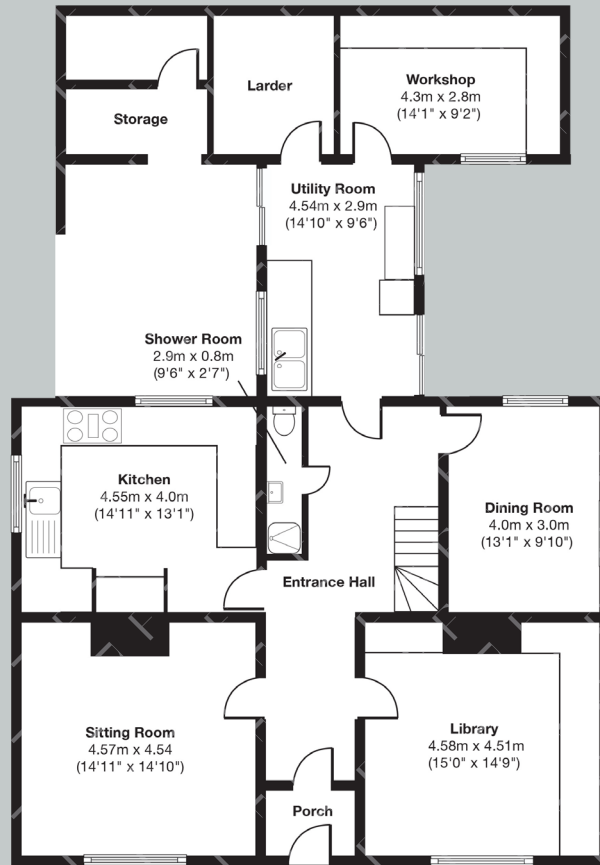
Freehold

Services

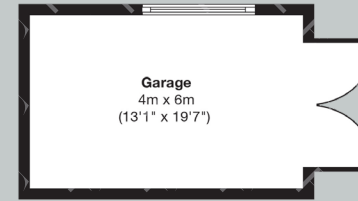
Mains water and electricity. LPG fired central heating. Drainage is to a septic tank which is compliant with the General Binding Rules 2020.

Water is metered.

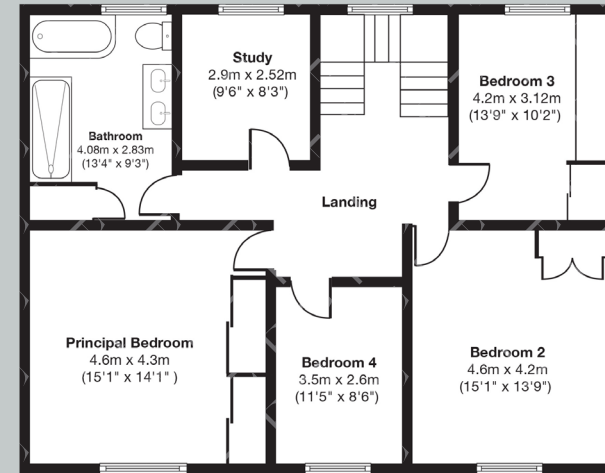
Floor Plans



Ground Floor



Ground Floor



First Floor

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Viewings Strictly by Appointment



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