Robinsons are privileged to bring to the market this stunning and unique four bedroom character property restored to its former splendour pleasantly situated on this highly sought after and exclusive development in the Faverdale area of Darlington. It is such a rare opportunity to acquire this beautifully presented, large scale and spacious property of historic and architectural significance. The property dates back to 1755 and this expansive four bedroomed house forms a wing of the original Faverdale Hall, a property renowned in Darlington for its links with local railway heritage and banking. Manor House provides versatile accommodation presenting presence, style and charm with contemporary detailing whilst retaining many of its period features. It benefits from uPVC double glazing throughout and gas central heating. The sweeping driveway allows parking for multiple vehicles leading to a detached garage and South facing rear garden which is ideal for relaxing during those warmer months. It is considered a fantastic size predominantly laid to lawn and is not directly overlooked to the rear thus giving a sense of privacy. There is also a patio area and small vegetable garden.

In brief the accommodation comprises of a spacious entrance reception with Oak flooring giving an excellent first impression when entering through the front door opening to the fabulous principal reception room with four windows allowing ample natural light, solid wood flooring and an inglenook fireplace with log burning stove providing that cozy feel. There is also a useful study to the front with Oak flooring, ground floor cloakroom/w.c. and a good sized kitchen/family room also having a useful utility room. The beautifully appointed kitchen provides an excellent range of units with integrated appliances, breakfast island and French doors also leading to the rear garden.

Ascending to the first floor you will be met with a fabulous sized landing showing exceptional taste and character. There is a well equipped white bathroom suite and four well dressed bedrooms, all in excellent decorative order, the master also enjoying en-suite facilities. The amazing character of the property comes through in every room, from the inglenook fireplace to the contemporary fixtures and fittings. Properties of this nature are extremely rare to the market and we highly recommend an internal viewing to fully appreciate what this home has to offer. Tower Grange is an exclusive development in the highly sought after Faverdale area of Darlington which lies within easy reach of Cockerton village and Darlington town centre. There are also convenient transport links to both the A1(M) and A66.

Faverdale Hall has a history dating back some 300 years built in the reign of George II. During the 18th century the Faverdale estate including Faverdale House belonged to the Stowell family and was at the centre of some hundreds of acres of moor and cultivated land. In 1896 the estate was sold to Mr C Backhouse, a Darlington banker, the old house was rebuilt and modernised, the centre portion retained, large East and West wings added and a new dignified title of ‘Faverdale Hall’ bestowed upon it. The Hall was the centre of some hundreds of acres of moor and cultivated land. In 1896 the estate was sold to Mr C Backhouse, a Darlington banker, the old house was rebuilt and modernised, the centre portion retained, large East and West wings added and a new dignified title of ‘Faverdale Hall’ bestowed upon it. The Hall was the centre of social and sporting events in the district.

**ENTRANCE RECEPTION**
20’x14’ narrowing to 7’ (6.10mx4.27m narrowing to 2.13m)
With a traditional weatherproof front door, central heating radiator, corniced ceiling, useful under stairs storage cupboard, Oak flooring and an open spindle balustrade leading to the first floor.

**GROUND FLOOR CLOAKROOM/W.C.**
6’6”x6’ (1.98mx1.83m)
Comprising of a white pedestal wash hand basin, low level w.c. and a central heating radiator.

**LOUNGE**
25’3”x22’1” (7.70mx6.73m)
A fabulous reception room with four uPVC double glazed windows allowing ample natural light on three aspects enjoying views over the garden, four central heating radiators, corniced ceiling, picture rail, solid wood flooring and a fabulous inglenook traditional fireplace with log burning stove.

**STUDY**
12’7”x7’8” (3.84mx2.34m)
An extremely versatile second reception room which could be used as a playroom or study with two uPVC double glazed windows to the front elevation, central heating radiator and Oak flooring.

**KITCHEN/FAMILY ROOM**
21’5”x16’5” (6.53mx5.00m)
A beautifully appointed room providing an excellent range of wall and base units with granite work surfaces including a breakfast island, integrated dishwasher, fridge, freezer, space for a range cooker with chrome chimney style cooker hood, gas cooker point, uPVC double glazed bay window enjoying views over the garden, two central heating radiators, corniced ceiling and double glazed French doors also opening to the garden.

**UTILITY**
10’6”x6’ (3.20mx1.83m)
With wall and base units, laminate top work surfaces incorporating a stainless steel sink unit with mixer tap, plumbing for an automatic washing machine, uPVC double glazed opaque window and central heating radiator.

**FIRST FLOOR LANDING**
20’x9’6” (6.10mx2.90m)
With a uPVC double glazed window enjoying views to the front, central heating radiator, corniced ceiling, picture rail and hatch allowing access to a generous loft.

**BEDROOM ONE**
21’5”x16’2” - max (6.53mx4.93m - max)
A fabulous master bedroom with a uPVC double glazed bay window enjoying views over the garden, corniced ceiling, picture rail and a central heating radiator.

**EN-SUITE**
Comprising of a shower cubicle, white pedastal wash hand basin, low level w.c., upVC double glazed opaque window, central heating radiator and tiled flooring.

**BEDROOM TWO**
18’5”x12’2” plus 4’2” x 3’3” (5.61mx3.71m plus 1.27m x 0.99m)
With a uPVC double glazed bay window to the rear elevation also enjoying views over the garden, central heating radiator, corniced ceiling and picture rail.

**BEDROOM THREE**
15’8”x13’9” (4.78mx4.19m)
With two uPVC double glazed windows to the front elevation allowing ample natural light, central heating radiator, corniced ceiling and picture rail.

**BEDROOM FOUR**
12’x10’6” (3.66mx3.20m)
With two uPVC double glazed windows to the front elevation, central heating radiator and picture rail.

**FAMILY BATHROOM/W.C.**
11’x10’ (3.35mx3.05m)
Comprising of a well equipped white suite with panelled bath and overhead shower, pedestal wash hand basin, low level w.c., two uPVC double glazed opaque windows, central heating radiator and tiled flooring.

**EXTERNALLY**
The property commands an excellent site with a generous hard surface driveway to the front allowing parking for multiple vehicles leading to a detached single garage with up and over door, light and power. There is also a side door. The rear garden is entered through wrought iron gates considered an excellent size (45 yards by 20 yards) predominantly laid to lawn and mature trees with a small vegetable garden, garden shed and paved patio area ideal for entertaining family and friends during those warmer months.
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Sketch plan not to scale for identification only.

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