



## listing



### Agent Info

Name: Tony Dobbins  
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Experience since:  
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Specialties:  
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### Listing details

Property for: Sale  
Price: GBP 1,250,000

### Location

Country: United Kingdom  
Posted: Oct 01, 2024

#### Description:

Welcome to Crathorne House, a magnificent five-bedroom period residence that offers a rare combination of heritage charm and contemporary sophistication in Darlington's prestigious West End. This beautifully modernised home, nestled on Cleveland Avenue, spans an impressive 3,659 square feet across three levels, each designed with the utmost care and luxury. From the moment you approach the property, its commanding presence—accentuated by the stately red-brick Victorian architecture—invites you into a world where grandeur meets comfort.

Stepping through the front entrance, you're greeted by a spacious and elegantly appointed hallway, leading you seamlessly into the heart of the home. The ground floor opens into expansive living spaces that reflect both luxury and practicality. To the left, the formal living room, bathed in natural light from the large bay windows, provides a serene space for family gatherings or quiet afternoons. To the right, the home opens into the stunning open-plan kitchen and dining area, the centrepiece of which is the hand-crafted kitchen island with a striking black finish. A true chef's kitchen, it features state-of-the-art appliances, exquisite cabinetry, and a sense of openness, complemented by a bright dining area with a vaulted ceiling and skylights—an ideal space for entertaining, with direct access to the garden.

Adjacent to the kitchen is the family lounge, a relaxed space with a similar attention to detail. The coffered ceiling and high-end finishes make this a perfect area for unwinding after a busy day. On the same level, you'll find a home office—a tranquil environment ideal for remote working or study.



As you ascend the grand staircase to the first floor, the feeling of luxury continues. The master suite is an exceptional sanctuary, offering not only a generously proportioned bedroom but also an adjoining dressing room, leading to a palatial en-suite. This private retreat boasts a walk-in steam room and free-standing bath, where no expense has been spared in creating an atmosphere of serene relaxation. Each of the additional bedrooms on this level is spacious, filled with light, and features built-in storage, making it ideal for family or guests.

On the second floor, the home surprises with a state-of-the-art cinema room, perfect for movie nights or watching the latest sports events in style. The versatility of this top-floor space extends into two additional guest bedrooms and ample storage areas, offering both comfort and functionality.

The exterior of Crathorne House complements its internal opulence with landscaped gardens and private outdoor spaces. The long, gated driveway provides ample parking, leading to a double garage with additional storage. The rear garden, with its manicured lawns, is an ideal spot for alfresco dining, children's play, or simply enjoying the privacy and tranquility of your surroundings.

Living at Crathorne House affords not only the luxury of a premium home but also the privilege of an outstanding location. Cleveland Avenue is known for its leafy charm and proximity to some of Darlington's finest schools, including the highly regarded Hummersknott Academy and Carmel College. A short walk takes you to the vibrant town centre, where a selection of boutiques, cafes, and restaurants await. For those commuting, Darlington Train Station offers regular services to both London and Edinburgh, while excellent road connections make for easy travel to the nearby A1(M) motorway.

This is a home that offers a lifestyle of elegance and ease, where every detail has been considered to provide comfort, space, and modern convenience. Whether enjoying a relaxing evening in the luxurious master suite, hosting friends in the breathtaking kitchen, or watching a film in the bespoke cinema room, life at Crathorne House is one of indulgence. This is not just a house—it is a home where memories are made and cherished, in one of the most sought-after locations in Darlington.

## **Common**

Bedrooms:	5
Bathrooms:	5
Finished sq. ft.:	340 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: RS2162



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