

Manor House

WEARDALE | COUNTY DURHAM



FINEST
PROPERTIES



An elegantly renovated period manor house with
manicured gardens in a tranquil setting

Stanhope 5.7 miles | Wolsingham 11.6 miles | Durham City Centre 26.2 miles
Newcastle City Centre 32.0 miles | Newcastle International Airport 35.9 miles





Accommodation in Brief

Entrance Vestibule | Reception Hallway | Drawing Room
Library/Breakfast Room | Orangery | Garden Room | Kitchen | Pantry
Rear Lobby | Utility Room | Cellar
Downstairs Bedroom & En-suite Shower Room | WC
Three Bedrooms with En-suite Facilities
Two Further Bedrooms with Jack & Jill Bathroom

Driveway | Parking | Wrap Around Gardens | Gazebo | Sun Terrace
Summer House | Wood Store | Sheds







The Property

This country manor house is a spacious stone-built period home built in 1864 which sits in private wrap-around manicured gardens. The property has been completely renovated, extended and redecorated to offer beautifully presented accommodation with tasteful décor and furnishings to complement the period style and features of the property, whilst also benefitting from modern requirements such as immaculate bathrooms with high quality en-suite fixtures and fittings and underfloor heating. This exceptional family home is truly appealing.

A gravelled driveway with a planted central island creating a turning circle to the front of the property really sets the scene for this beautiful period manor house. The attractive façade offers an instant feeling of grandeur. The front door with dressed stone arch over leads into the entrance vestibule with original Victorian tiling to the floor and onwards to the reception hallway which gives access to the downstairs accommodation, staircase to the upper floor and cloakroom.



The first of the principal reception rooms is the library which offers original period bookshelves to one wall and a wood burning stove with slate hearth and wood surround. This room is also used as an informal breakfast and dining room and has double doors which lead to the orangery, with glazing to three sides, vaulted lantern style roof with exposed ceiling beams to the apex, underfloor heating and door to the garden. Off the library is the more formal drawing room, a lovely relaxing space and another room of generous proportions with recessed window with original window shutters, a wood burning stove with exposed stone to the recess and an attractive surround. Double doors with stained glass windows above lead into the garden room offering flagstone flooring with underfloor heating, contemporary style wood burner, feature exposed stone walls and lovely views to the garden and beyond to open countryside.

Off the reception hallway is a side hallway which leads to a further reception room which is currently used as a downstairs bedroom suite with en-suite shower room. This could lend itself to a host of other uses. Also off the hallway is the cellar, utility room with storage and laundry solutions, secondary staircase to the upper floor and the kitchen. The kitchen is a room of good size and offers a practical work space with fitted cupboards, floor units and a central island with contemporary lighting over and complementary granite work surfaces. Integrated appliances include an oil-fired Rayburn set within an inglenook with exposed stone wall to one side and to the opposite side a further Britannia range style cooker with gas hobs and electric ovens with discreet under lighting. Also on offer are a twin Belfast sink, dishwasher and ample room for an American style fridge freezer. A useful walk-in pantry is also located in the kitchen.



An elegant carved staircase rises to the first floor with a picture window at half landing level flooding the upper space with natural light. Five spacious bedrooms are offered, most with original features such as fireplaces, ceiling roses and picture rails and all beautifully presented with opulent colour palettes reminiscent of the period. All the bedrooms are served by high quality and luxurious bathrooms with roll top baths, separate showers, wash hand basins, heated towel rails, WC and floor tiling with underfloor heating. Three of the bedrooms have individual en-suites, whilst the other two share a Jack & Jill bathroom.





Externally

Entering through impressive electric gates of wrought iron, a large gravelled driveway with central island turning circle leads to the front of the property and parking for a significant number of vehicles. Well-manicured wrap-around gardens surround the property and offer a mixture of lawned areas, mature shrubs and trees and various perennial plantings. There are various areas to sit and relax including the fantastic summer house, an ornate gazebo, a gravelled terrace off the orangery and an extensive sun terrace off the garden room. Lovely views are afforded from various points and the garden benefits from peace, tranquility and privacy.





Local Information

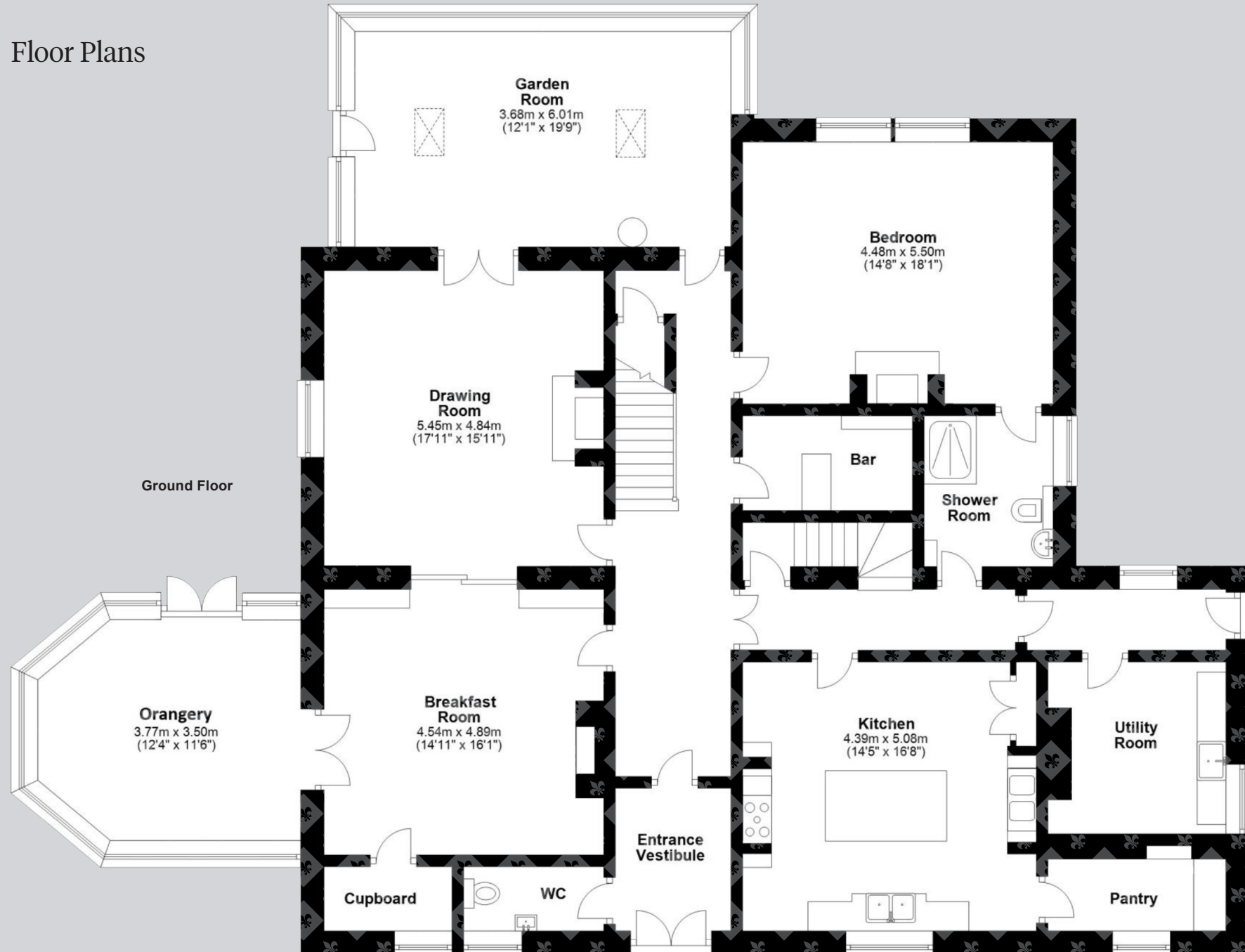
Westgate is a popular village in the Weardale valley, a few miles west of Stanhope, which originally marked the eastern border of the private hunting park of the Prince Bishops of Durham. The village, which includes a traditional pub, church and an active village hall, is surrounded by the moorland of the North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and tourists alike with stunning surrounding scenery from moorland to fellside and riverside walks. The nearby bustling market town of Stanhope is located on the popular C2C Cycle Route and is the terminus of the Weardale Railway, a heritage railway which runs from Bishop Auckland. Other tourist attractions include the 18th Century Stanhope Castle in the centre of the town, a heated open air swimming pool, the famous fossil tree which is approximately 320 million years old and the Durham Dales Centre which hosts craft shops and an award-winning tea room. The popular annual Stanhope Agricultural Show on the second weekend in September was first held in 1834. Nearby is Derwent Reservoir for those interested in sailing and fishing.

Stanhope provides a good range of day-to-day facilities including doctors and dental surgeries, local supermarket, Post Office, art gallery and other local businesses. For schooling Stanhope offers a primary school; secondary schooling is available at Wolsingham School & Community College which is nearby. There are various private schools within the area, including Barnard Castle & Durham. Nearby Consett and Bishop Auckland provide further professional, retail and recreational services. While Durham and Newcastle city centres, which are also within easy reach, provide comprehensive cultural, educational and shopping facilities.

For the commuter Westgate, while being rural, is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by road and rail. Newcastle International Airport and Durham Tees Valley Airport are both within easy reach.



Floor Plans



Floor Plans

First Floor



Directions

Heading west from the A68 follow the A689 to Westgate. Enter Westgate and take the right-hand turn signposted Rookhope. Continue up the hill for a short distance. Turn right and pass through double wrought iron gates and the property can be found on the right-hand side.

Google Maps

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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.

Services

Mains electricity and water. LPG gas, oil central heating, private drainage (septic tank).

Postcode

DL13 1JT

Council Tax

Business Rated

EPC

Rating TBC

Tenure

Freehold

Viewings Strictly by Appointment

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