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122 Low Etherley, Bishop Auckland, Durham, DL14 0HD

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Offers In Excess Of £1,000,000

An incredible opportunity to purchase this stunning ten bedroomed imposing property set within a 1.7 acre plot (approx.). This unique property is perfectly positioned in Low Etherley, a semi-rural village in County Durham, three miles west of Bishop Auckland. The property is accessed via a private road leading to the driveway, just off the B6282 which runs through the village.

Etherley Lodge was built in circa 1820 as a home for Henry Stobart who, together with his family, owned several collieries in the local area and used his wealth to build a nearby hospital for injured soldiers. At the time of construction, the Lodge included several cottages for the mine workers, a mining office, an icehouse (which remains today), as well as extensive water gardens. The house was extensively extended in circa 1912 and again in circa 1986, when it was used as a nursing home.

Having been left unoccupied and derelict for 5 years, it was purchased in 2018 by its current owners, who have completed a full restoration of the property, returning it back to its original purpose as a family home.

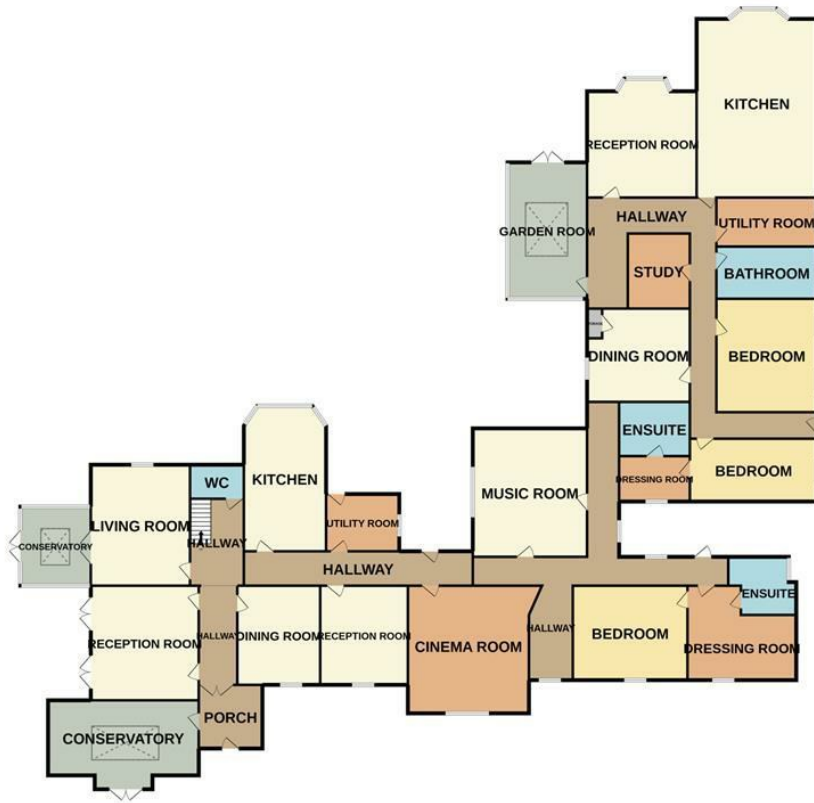
This property comprises the main house with the guest wing and the self-contained annexe. The main house briefly comprises; living room, formal lounge, two sun rooms, kitchen/breakfast room, 2x dining room, utility room, cinema room, games room as well as a bedroom and dressing room to the ground floor. The first floor of the main house accommodates master bedroom with private ensuite bathroom, 1 bedroom with ensuite shower room, 2 further bedrooms, walk in wardrobe/dressing room, family bathroom and playroom. The second floor locates the home gym and office.

The first-floor guest wing accommodates two bedrooms with ensuite shower room, a further bedroom and bathroom.

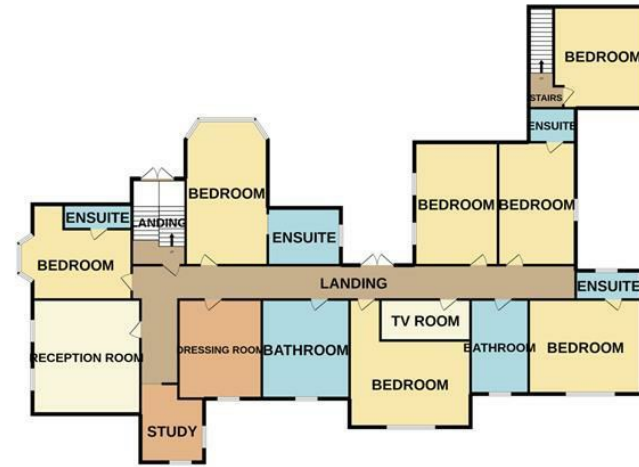
The self-contained annexe comprises; living room, sun room, reading room, wc, kitchen/dining room, utility, bathroom, a bedroom with ensuite bathroom and a further bedroom, all located on the ground floor.

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GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

