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Witton Keep, Witton Park, Bishop Auckland, DL14 0DQ

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Price £750,000

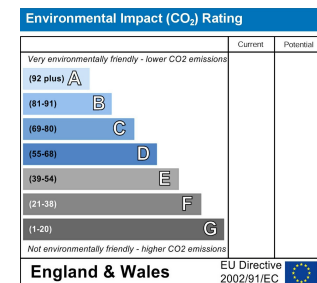
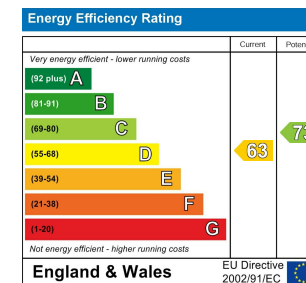
An immaculately presented four bedroomed detached property set within an idyllic countryside landscape offered to the market for sale. The property sits within a two thirds of an acre plot and boasts meticulously maintained gardens with mature trees, two ponds, a vegetable plot and recently landscaped main garden, perfect for avid gardeners. This unique property is pleasantly located in Witton Park and has been extended from the original 1825 cottage into a modern and spacious home. It also benefits from extensive renovations recently carried out by the current owners including: a new central heating system, boiler and oil tank, double glazed sash windows throughout, a wood burner and a new shower room - all of which complement and enhance the original features throughout.

The village has a local primary school and is also only approximately 3.5 miles from Bishop Auckland which allows access to a wider variety of amenities such as supermarkets, secondary schools, retail stores and healthcare and recreational facilities. Great transport links are available for commuters via the train and bus station providing access to local neighbouring towns and cities such as Crook, Durham and Newcastle. The A68 is close by ideal for commuters.

In brief, the property comprises; an entrance porch and hallway leading into the living room, kitchen/breakfast room, orangery/dining room, utility room, cloakroom, garden room and master bedroom with ensuite bathroom to the ground floor. The first floor consists of a second master bedroom with stairs ascending into its mezzanine level ensuite, two further double bedrooms and shower room, with a large attic for storage above. There is a large two room basement which provides access into the double garage with electric roller doors. Externally, the property has gated access onto a large driveway which leads both to the front of the house with parking for several cars and also to the lower level double garage and further parking area. The property enjoys expansive gardens to all aspects, there are two ponds, one manmade with a feature waterfall at the front of the property, and a second natural wildlife pond with a decked seating area. There are two terraces providing further seating/entertainment areas to the front of the property and a patio area outside the orangery overlooking the natural wildlife pond at the rear. There is a newly landscaped main garden, mainly laid to lawn and bordered by laurel hedging to create a microclimate. This area is planted with shrubs, trees and raised flowerbeds and has a pergola style summerhouse for relaxing/entertaining, a gazebo, a brick built potting shed, greenhouse and six raised beds forming a vegetable plot with espaliered fruit trees, offering year-round growing opportunities. There is also a large area for composting and outside storage, as well as a picturesque patio area ideal for outside barbecues. The property is set within rolling fields offering a stunning outlook from all angles, both inside and out.



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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Entrance Porch

The entrance porch is stone flagged with a beamed ceiling and leads into the open plan hallway with stairs to both the basement and first floor landing.

Living Room

18'0" x 14'3"

The beautifully presented living room provides an amazing reception space with its immaculate modern decor, ample room for furniture, inset multi-fuel stove and media inset. The modern amenities blend perfectly with the original Georgian era bookcase and cupboards which allow for a great storage and display area, and dual sash windows shower the room with plenty of natural light. Glass double doors lead into the orangery/dining room which allow the option to benefit from the flow of open-plan living, or the cosiness or a closed living space.

Kitchen/Breakfast Room

24'3" x 9'6"

Bursting with light from its triple aspect windows, the modern kitchen is fitted with a contemporary range of shaker style wall, base and drawer units, a floor to ceiling larder cupboard, complementing granite work surfaces with soft edges, two open plate racks, central kitchen island with sparkle granite work surface and sink. Benefiting from a range of integrated appliances including; a range cooker with electric hob, two separate Neff ovens

(one of which also being a microwave oven) and two dishwashers. There is an additional breakfast bar with space available for further seating and window overlooking the garden room. Space is available for an American style fridge/freezer and open-plan access leads through to the orangery/dining area.

Utility Room

9'2" x 8'2"

The utility room is fitted with a further two base units, along with four floor to ceiling cupboards allowing for a great sized pantry space, complementing granite work surfaces, single drainer sink unit, open shelving, and space/plumbing for a washing machine and dryer. The room benefits from a vaulted beamed ceiling and has a sash window to the rear elevation with views over the garden.

Cloakroom

4'11" x 3'7"

The ground floor cloakroom is fitted with a wash hand basin and WC.

Orangery

31'9" x 8'6"

The orangery is open-plan from the kitchen and is currently utilised as a fantastic dining space which provides ample room for a large dining table and chairs with neutral decor, exposed brickwork and flagged stone

flooring throughout. It has a vaulted ceiling with four Velux skylights and floor to ceiling windows including patio doors which form the entirety of the rear wall allowing for scenic views over the lush garden, patio space and wildlife pond.

Garden Room

18'10" x 15'5"

The stunning, generously sized garden room is a great addition to the property, providing a further large living area with remarkable panoramic views beyond the garden to the surrounding countryside, space for plenty of furniture, neutral decor and feature exposed stone wall. French doors lead into the garden.

Master Bedroom

20'6" x 16'0"

An impressive master bedroom located on the ground floor of the property with a vast amount of space for a super king sized bed and further furniture, benefiting from a vaulted ceiling with original beams, exposed stonework and private ensuite. Windows to the front and side elevations flood the room with ample natural light.

Ensuite

12'9" x 8'2"

The spacious ensuite is panelled to dado level and is fitted with a free standing roll top bath, separate shower cubicle with rainfall shower, wash hand basin and WC. Vaulted beamed ceiling and window to the side elevation.

Master Bedroom

24'3" x 12'9"

The first floor master bedroom is a further expansive room, providing plenty of space for a king-sized bed and further furniture, benefiting from a dressing area, fitted wardrobes, neutral decor and triple aspect windows allowing for fantastic views over the rural landscape. A balustraded staircase ascends to the mezzanine level ensuite bathroom

Mezzanine Ensuite

12'9" x 12'9"

The spotlight of the mezzanine ensuite is the large spa bath beneath the double windows, maximising relaxation with it's fabulous views overlooking the garden and countryside beyond. The ensuite is also fitted with large dual length wash basin, WC, storage cupboard and feature exposed stone wall.

Attic

Leading off from the mezzanine stairs is a large attic/loft area which is carpeted throughout and has a Velux window. It's currently used for storage and a mini gym and there are three equal sections spanning the length of the room.

Bedroom Three

12'0" x 9'2"

The third bedroom is again a large double bedroom, currently utilised as a home office and could be turned into a playroom, with neutral decor and window to the front elevation.

Bedroom Four

11'1" x 9'10"

The fourth bedroom is a further large double bedroom. Window to the front elevation.

Shower Room

8'6" x 5'3"

The shower room is fitted with a large walk in shower with rainfall and hand-held shower heads, wash basin set in a vanity unit, lighted mirror, WC and heated towel rail. Window to the rear elevation.

External

Externally, the property has gated access onto a large driveway which leads both to the front of the house with parking for several cars and also to the lower level double garage and further parking area. The property enjoys expansive gardens to all aspects, there are two ponds, one manmade with a feature waterfall at the front of the property, and a second natural wildlife pond with a decked seating area.

There are two terraces providing further seating/entertainment areas to the front of the property and a patio area outside the orangery overlooking the natural wildlife pond at the rear. There is a newly landscaped main garden, mainly laid to lawn and bordered by laurel hedging to create a microclimate, this area is planted with shrubs, trees and raised flowerbeds and has a pergola style summerhouse for relaxing/entertaining, a gazebo and a brick built potting shed, greenhouse and six raised beds forming a vegetable plot with espaliered fruit trees, offering year-round growing opportunities. There is also a large area for composting and outside storage, as well as a pretty patio area for outside barbecues. The property is set within rolling fields offering a stunning outlook from all angles, both inside and out.













