



Derwent Hill

Ebchester





Derwent Hill Ebchester, County Durham DH8 0QG

A magnificent Georgian country house, built around 1820, set in a stunning elevated position overlooking the Derwent Valley, currently comprising a four bedroom principal house with study/5th bedroom as well as a four bedroom annexe. The house sits in approx. 2.85 acres of beautifully maintained formal gardens and grounds, tennis court, mature orchard, stone outbuildings and a private driveway with two separate entrances.

Derwent Hill is a beautiful house which has a very privileged position overlooking the Derwent Valley towards Northumberland. The handsome stone built house is a very special property, and a much loved family home for over 40 years, offering a fabulous and rare opportunity for those buyers seeking a larger style family home, a home suitable for multi generational living, those looking for a short term let income in the annexe, or equally offering a regular income stream as an Airbnb or holiday home. The property extends to in excess of 5000 sq. ft in total, occupies a superb mature garden plot of around 2.85 acres with beautifully maintained gardens, a tennis court, outhouses and woodstore, a vegetable garden with polytunnel and planted beds and also an orchard with around 40 trees. There are two driveways and approaches to the property, one which takes you straight out onto the main road, and another via Springhouse Lane, a small country lane which leads to an attractive gated entrance and driveway and in turn to a single integral garage.

Price Guide:

Guide Price £1,350,000

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This period house has retained much of its character and charm including; twelve & sixteen pane sash windows with original fixtures and fittings and working shutters, lovely high ceilings with decorative ceiling coving, parquet wood and oak flooring, period fireplace and cast iron wood burning stoves, and lovely original balustrade staircase to the first floor. The house is ideally located for access to Newcastle, Durham and Hexham, all of which are approx 16 miles away and only a 20 minute drive in each direction. There is easy access to the A1 for commuting throughout the region, as well as main line railway stations in Newcastle and Durham for direct links to London Kings Cross and Edinburgh, and also to Newcastle International Airport.

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Ground Floor - Vestibule | Cloakroom/wc | Staircase to the lower ground floor accommodation | Impressive dining hallway with dual aspect windows overlooking the grounds, cast iron wood burning stove, oak floor and traditional balustrade staircase to the first floor | Sitting room with dual aspect windows and shutters, cast iron wood burning stove and lovely herringbone wood floor | Stunning formal drawing room with open fire with brushed steel and period surround, lovely parquet flooring and impressive large bay and sash window giving fabulous views over the garden and valley | Family kitchen/breakfast room fitted with a range of cream cabinets with granite worktops, walk-in larder, a Lacanche gas range cooker, integrated dishwasher and space for a fridge/freezer

Lower Ground Floor - Large and versatile games room with a period fireplace and a door to the garden | Large kitchen/breakfast room with fitted cabinets | Separate access to the rear and staircase linking to the annexe | Study/5th bedroom with a door to the single garage

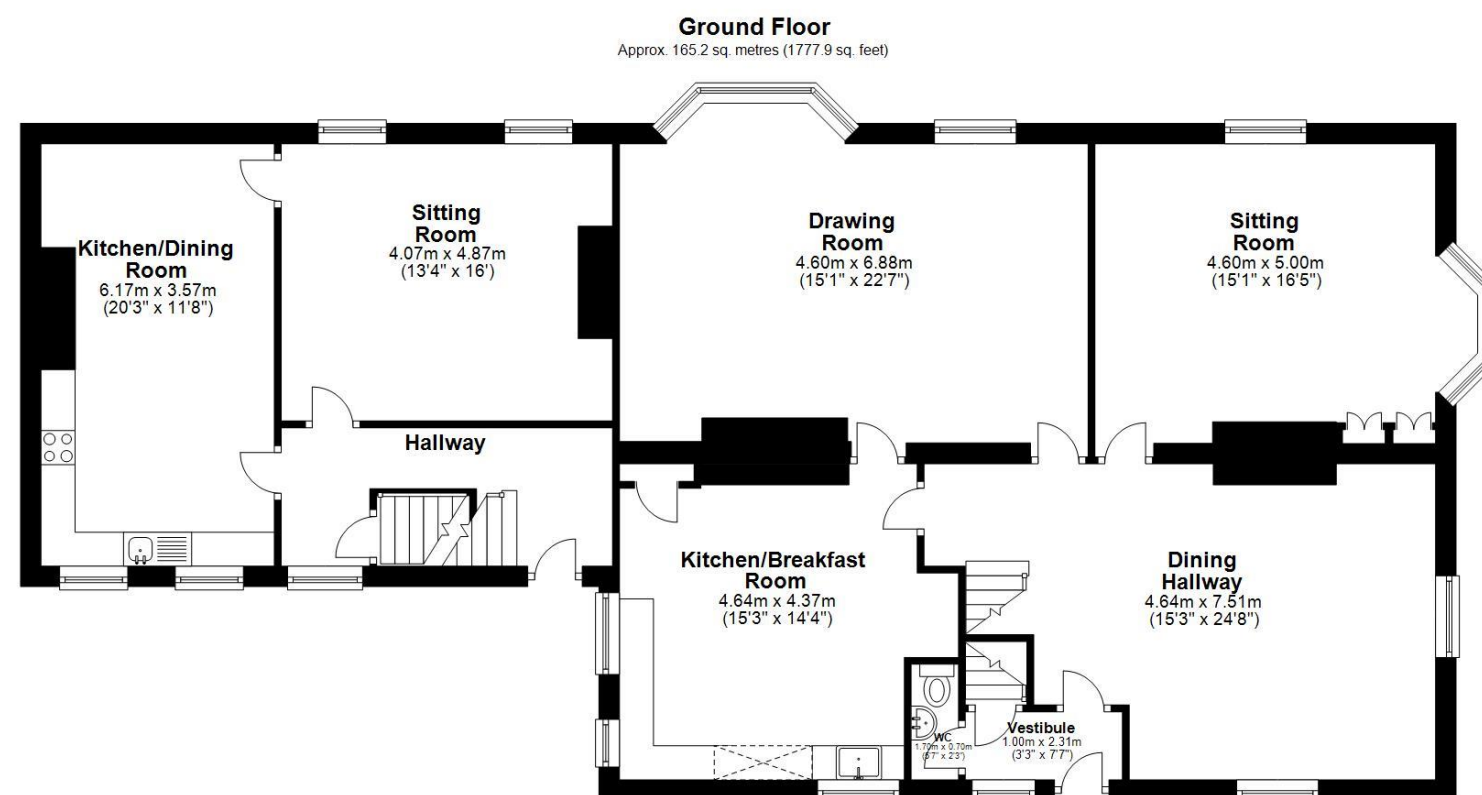
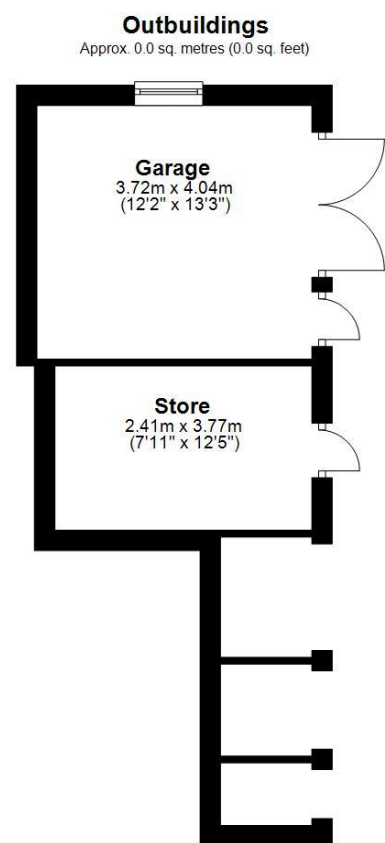


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First Floor - Attractive first floor landing | Beautiful master bedroom suite with a bay window giving superb elevated views to the valley and gardens and walk in wardrobe Stunning ensuite bathroom with a double ended bath, separate shower, wc and basin | Guest double bedroom with dual aspect windows | Jack n Jill bathroom - an egg shaped stone bath, wash hand basin, a vanity cabinet, double length shower, and wc | Double bedroom three with dual aspect windows | Fourth twin bedroom

Externally - Derwent Hill has a superb private and elevated position facing the Derwent Valley with two gated gravel driveways and parking for a large number of cars. The grounds are predominantly lawned bordered by well stocked perennials, with mature trees giving both privacy and shelter; there is a tennis court, extensive orchard of apple, plum, cherry and pear trees, a greenhouse, polytunnel, stone outbuildings and a wood store.

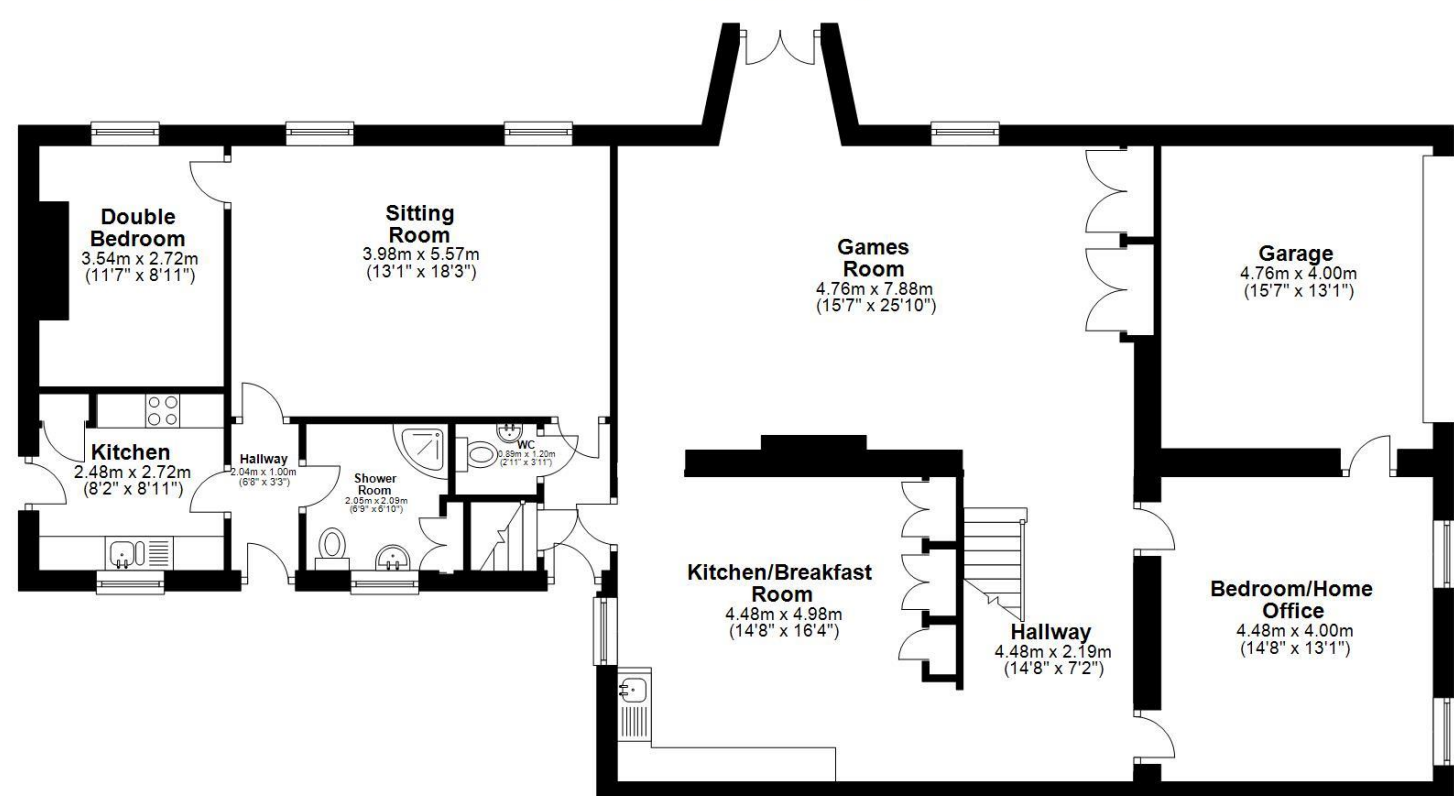
Annexe

A versatile annexe set over three floors, currently utilised as two separate independent dwellings with their own services and entrances, and joined by a staircase if required. The lower ground floor consists of a bedroom, bathroom, large living area and a kitchen. The ground/first floor consists of a living area, kitchen/dining area with all appliances, three bedrooms and two bathrooms.

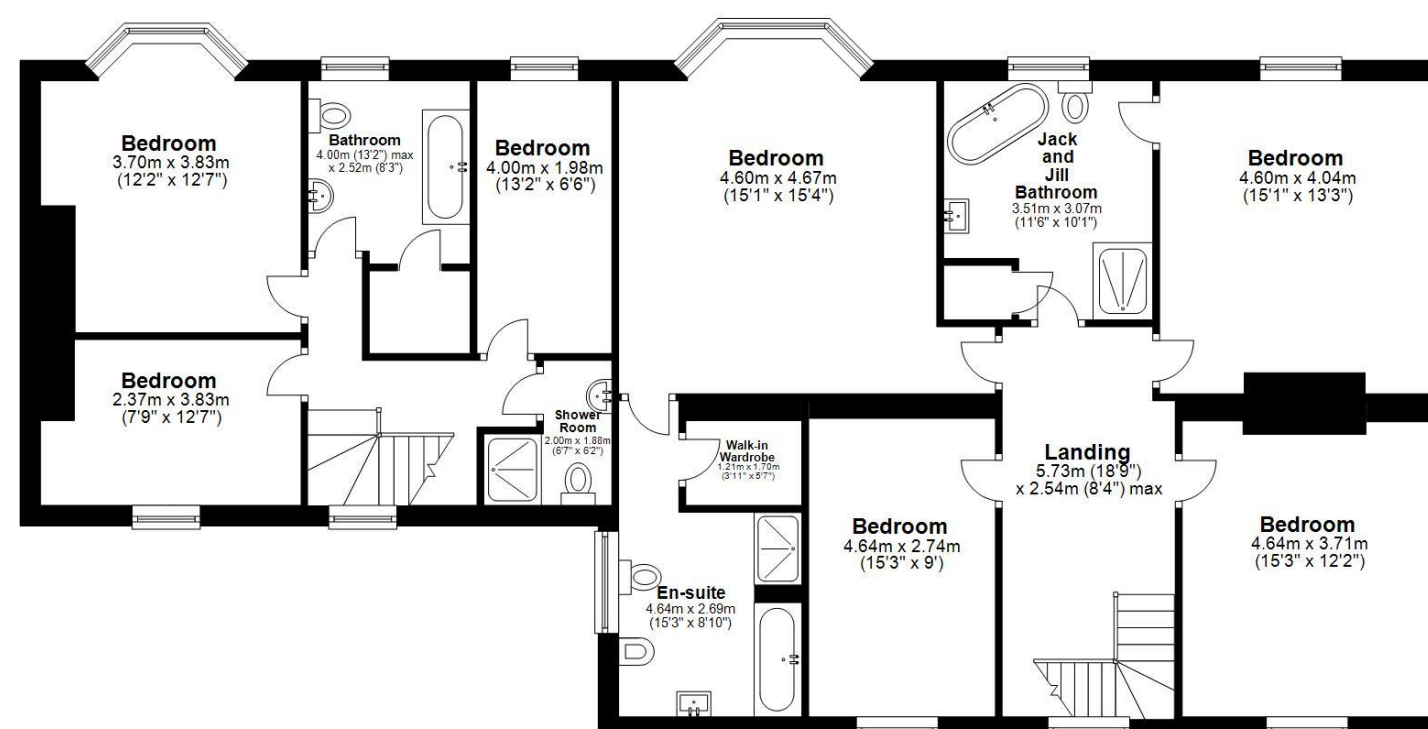
Approx Distances - Newcastle upon Tyne: 15 miles | Durham: 16 miles | Hexham: 17 miles

Services: Mains gas, electricity, water and drainage | **Tenure:** Freehold | **Council Tax Band** - Main House: F, West Wing: C, Garden Flat: A | **EPC Rating:** Main House: E, West Wing: E, Garden Flat: D

Lower Ground Floor
Approx. 166.6 sq. metres (1793.2 sq. feet)



First Floor
Approx. 165.4 sq. metres (1780.5 sq. feet)



Total area: approx. 497.2 sq. metres (5351.6 sq. feet)
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LANDMARK INFORMATION

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Plotted Scale - 1:2000. Paper Size - A4

