



# SHINCLIFFE HALL

Hall Lane | Shincliffe | Durham



# rare!

From Sanderson Young

## Shincliffe Hall

Hall Lane | Shincliffe | Durham | DH1 2SY

A handsome Georgian house of exceptional charm located close to the UNESCO World Heritage Site of Durham Castle and Cathedral

**Price Guide: £1.95 Million**

*Durham 2.6 miles, Newcastle City Centre 20.7 miles, Newcastle International Airport 26.3 miles (all distances are approximate)*

- Outstanding country home in an idyllic setting
- Offering rare seclusion within minutes of Durham City
- Magnificent award-winning garden site of circa 4.5 acres
- Fabulous views over adjacent farmland & hills beyond

*“...seated in a delightful retirement, commanding a solemn view of the sequestered vale, with its hanging woods, which form a beautiful amphitheatre...”*

William Hutchinson, The History and Antiquities of the County Palatine of Durham, part II of Vol. 2 (Newcastle: Printed for S. Hodgson; & Messrs. Robinsons, London, 1787), 324.

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## DESCRIPTION

Shincliffe Hall provides an outstanding country home in an idyllic setting just outside Shincliffe village, close to the UNESCO World Heritage Site of Durham Castle and Cathedral. Dating from 1771, the Grade II Listed property enjoys fabulous views over adjacent farmland and the hills beyond, and occupies a magnificent circa 4.5 acre site with wooded grounds and direct frontage along the River Wear. The current owners have invested significantly in award-winning landscaped gardens which include lawned areas, lovely pathways, superbly planted borders, an impressive terrace and patio area with oak pergola providing the perfect spot for al fresco dining, together with a croquet lawn, a vegetable garden and soft fruits area, and a top of the range greenhouse, all framed by mature trees and woodland.

The house itself has been maintained to a very impressive standard with many original period features retained including high ceilings, fabulous fireplaces, ornate corning, and an elegant Georgian staircase.

**The extensive and versatile accommodation comprises:**

**Ground Floor:** Corner entrance vestibule | Reception hall with cut-string staircase to the first floor and access to the cellar rooms and basement storage, including wine cellar | Fabulous drawing room with beautiful open fireplace with carved sandstone surround, and windows to two elevations including a stunning semi-circular bay | Garden room with lovely views and access to the patio and gardens | Elegant, dual aspect dining room with gas fireplace with carved marble surround, and sitting area | Cosy snug/study with gas fireplace with carved marble surround, and light and bright windows with shutters | Farmhouse style kitchen/breakfast room with a range of Fired Earth freestanding cabinets, wood work surfaces and centre island, as well as an electric Aga | Ground floor WC and courtyard WC | Pantry, useful utility/laundry room and back staircase leading to the first floor.









**First Floor:** Superb principal bedroom, mirroring the drawing room below, with elegant electric fireplace with stone surround and wooden mantle, fabulous dual aspect windows including bay providing sitting area, and luxury en suite bathroom/wc with free standing slipper bath, dual wash hand basins with storage beneath and large walk-in shower cubicle | Five further bedrooms | Two further well appointed family bathrooms.

**Second Floor:** Two further large bedrooms with exposed beams and feature fireplaces, ideal as teenagers' bed sitting rooms | Three large boarded attics with significant storage space.

**Externally:** The magnificent gardens and grounds are principally set out to the southern elevation of the house with views over the adjacent open arable farmland. Beautifully landscaped by the current owners, the gardens are immaculately maintained. Outbuildings include a workshop, stores, and large garden sheds which are neatly positioned to serve the main house and gardens. The property is approached via a discrete, private lane that provides access to a large courtyard and a parking area at the front.

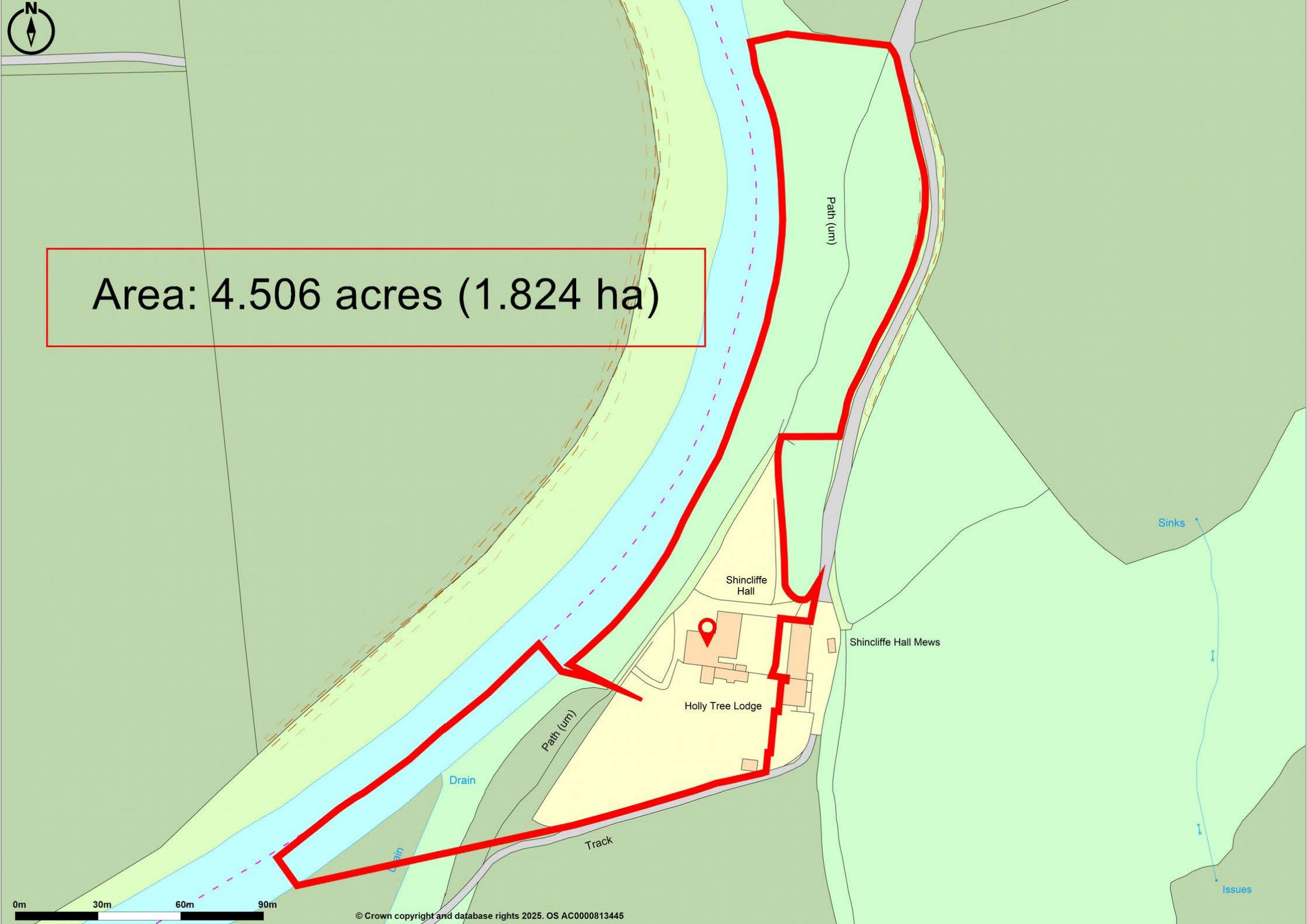
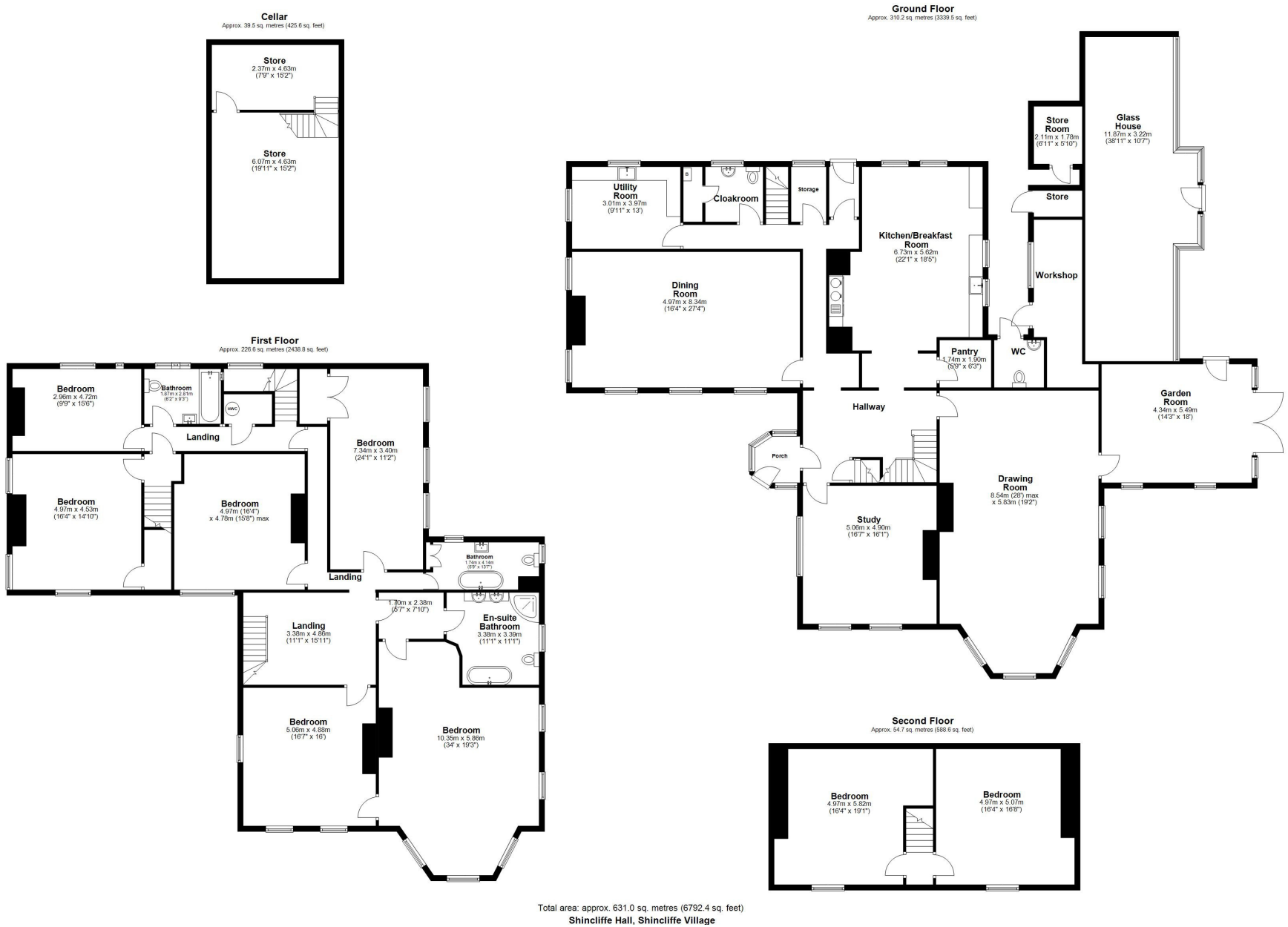
**Summary:** A handsome Georgian house of exceptional charm and setting, Shincliffe Hall offers rare seclusion within minutes of Durham City. Its landscaped gardens, riverside frontage, pastoral views, and architectural grace make it one of the area's most attractive and significant homes.

**Services:** Mains electricity & water | LPG heating | Private drainage | Tenure: Freehold | Council Tax: Band H | EPC Rating: TBC





FLOORPLANS







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