



**Burn Hall, Darlington Road, Durham, DH1 3SR.
Guide Price: 'Offers Over' £2,500,000**

AN EXCEPTIONAL OPPORTUNITY...

A north east architectural masterpiece.

Burn Hall in Durham is a magnificent eleven-bedroom Grade II* listed sandstone mansion of enormous architectural and historical significance. It is a breath-takingly beautiful building of grand neo-classical design and incorporates some of the most exquisite external and internal detailing. Built in 1821 from the designs of renowned architect Ignatius Bonomi, who took influence from the original plans by Sir John Soane, it represents as being one of the finest period country homes in the north-east. In fact, Queen Victoria is quoted as declaring Burn Hall to be “the finest looking estate between the Humber and the Tweed”.

Occupying a private position on the south-side of the historical city of Durham, it commands an impressive south-facing aspect with extensive far reaching views, across a stone ha-ha, towards the river Browney. The adjoining grounds of towards 17.4 acres are accessed via secure entry, up a long sweeping topiary drive through the Estate. The accommodation is highly versatile, offering undoubted scope for a variety of buyer requirements and potential uses, both residential and commercial. The current owners have undertaken significant improvement works in recent years, therefore ensuring that any would-be purchaser will inherit the Hall in superb condition and decorative order.



The Location

Positioned within the DH1 postcode sector, Burn Hall is ideally placed for highly convenient access to Durham city centre and excellent transport links, which includes the mainline train station offering regular services to both London Kings Cross in the south and Newcastle and Edinburgh in the north. It also benefits from good road links to the A1 and the A167 Durham to Darlington road.

Brief History

In 1621, the Burn Hall estate was purchased from the Claxton family by Christopher Peacock; then sold again in 1715, to Postumous Smith. Original plans were drawn in 1783, by Sir John Soane, however were subsequently abandoned.

In 1806 the Burn Hall estate was purchased from Mrs Alice Hall by William Salvin. Brian John Salvin commissioned Joseph Ignatius Bonomi to design a new mansion. The building we see today was built between 1821 and 1834 by a local builder, Moody of Ushaw. The older house is thought to have stood on the hill above Browney Bridge, at the southern tip of the estate.

Burn remained within the Salvin Family until Marmaduke Henry Salvin died in 1924, where-upon in 1926 it was acquired by Saint Joseph's Missionary Society of Mill Hill, which established a Catholic Seminary there for many years.

Today, it is one of only a few remaining grandiose mansions in County Durham. The current owners purchased the property in 2009 and have undertaken extensive and sympathetic improvements, bringing the property up to its current, refurbished and high finished standard throughout.



Noteworthy Features:

As a fine country house dating from 1821-1834, built from the designs of Ignatius Bonomi, by Moody of Ushaw, for B. J. Salvin. The key architectural features include:

Exterior:

- Finely dressed sandstone ashlar with graduated Westmorland slate roof
- Symmetrical main elevation with sashed bays and channelled rustication.
- A giant central tetrastyle unfluted Ionic porte-cochere
- Fluted Ionic porch and flanking sashes.
- 6 panel round-headed entrance door in rusticated hollow reveal.
- Large Georgian sashes with glazing bars; including shutters and some with internal window seats
- Blocked lunettes over ground floor sash windows to the end bays, with scrolled keystones and foliage-carved spandrels.
- Outer bays project slightly and have wide pilasters flanking the windows.
- Top entablature and roof parapet, balustraded over the windows.
- Mansard roof with square-headed second floor windows and stone plinth balustrade
- Tall ashlar chimneys with plinths and cornices.
- Stone Ha-Ha at the front elevation
- Wrought iron electric entrance gate with secure access. Further continued wrought iron estate fencing.





Interior:

- Imperial stair with wreathed handrail and double curtail on first central flight. Attractive gothic cast iron balustrade.
- Drawing room has panelled dado and rich rococo stucco ceiling with fruit and flower decoration.
- The hall has a modillioned cornice.
- Rich stucco cornices in a variety of other rooms.
- A variety of ornate stone and wood fire surrounds in both the reception rooms and bedrooms.
- Feature stained glass picture-windows to the galleried landing.
- Rear ground floor passage has two round-headed niches with enriched lugged mouldings.



The Accommodation

- **Central Hall** – With flooring and highly decorative mouldings. Imperial staircase dividing on first flight, Multi fuel stove inset to marble surround, Two sash windows with shutters.
- **Drawing Room** – Ornate feature fireplace and decorative ceiling mouldings, Exposed wood floor, Three sash windows with shutters.
- **Library/Billiards Room** – Ornate carved fire surround and decorative ceiling mouldings, Wood panelling and fitted book shelving, Exposed wood floor, Four sash windows with shutters.
- **Kitchen** – Solid wood cabinetry and thick granite worktops, A large central island with a double sink, breakfast bar and integrated appliances. Exposed wood floor, Decorative ceiling mouldings, Three sash windows with shutters.
- **Dining Room** – With decorative mouldings and feature fireplace, Three sash windows with shutters, Walk-in cupboard.
- **Botanical Room** – Multi fuel stove with feature surround, Wood panelling, Shelved cupboard, Sash window with shutters.
- **Back Hall** – Utility room, Cloakroom, Cloaks cupboard, Shelved cupboard, Door to rear external.
- **Rear Entrance Hall** - Exposed wood floor, Feature fireplace.
- **WC** – WC, wash hand basin.
- **Galleried Landing** – Three feature stained glass sash picture windows above over double flight of stairs leading to an open gallery beyond the landing. Two sets of doors, both with surrounding stained glass detailing, providing access to the east and west wings.
- **Gallery** – Three sash windows with shutters, Built in cupboard.
- **First Floor Central Landings** – East and West Wing staircases to the second floor, Under stair cupboard, Wood panelling, Sash windows, Exposed wood floor.
- **Five Bedrooms** – Including sash windows with shutters and some with window seats, Ornate fire surrounds and feature wood panelling.
- **Bathroom & En-suites** – Fitted with high quality suites (including free standing double ended baths, large walk-in rainfall showers and marble topped vanity units), Tiled floors and parted tiled-floors, Sash windows with shutters, Feature wood panelling and Heated towel rails.

- **Second Floor Landing** – Three sash windows
- **Circular Family Room** – Three sash windows
- **Four/Five Bedrooms** – Including sash windows, Feature fire surrounds and built-in cupboards.
- **Bathroom & En-suites** – Fitted with high quality suites (including free standing double ended baths, large walk-in rainfall showers and marble topped vanity units), Tiled floors and parted tiled-floors, Sash windows, Built-in cupboard, Feature wood panelling and Heated towel rails.
- **Dressing Room** – With sash window and four double wardrobes



The Gardens & Grounds

The well-tended adjoining gardens and grounds extend to approximately 17.4 acres, and are accessed from a sweeping topiary driveway which leads through the Burn Hall Estate to the newly installed private iron gates with a secured entry system.

The private gardens are beautifully maintained, incorporating mature trees, formal lawns, floral borders and a stone Ha-Ha, with meandering pathways down to the River Browney. The property also benefits from private fishing rights over the River Browney and is conveniently positioned close to Durham City golf course which neighbours the estate.

The Hall also has a detached quadruple garage building with remote controlled access and an electric car charging point. In addition there is an abundance of tarmacked space for both resident and guest vehicle parking.





The Adjoining Estate Grounds

The surrounding private Estate grounds are available for all Burn Hall estate-residents and the idyllic walks lead west from the Hall, down through wooded pleasure grounds to the 'Cascade Walk' alongside the river, running through a rocky sandstone cut. The riverside walk continues northwards, past an early 19th Century Grade II listed stone ice-house.

The Estate grounds provide an exclusive resident Park environment and are managed with the following annual charges:

- Service charge of £1929.
- Waste insurance levy £75.27 (which covers all of the common areas).



Tenure

Freehold – Grade II* listed.

Services

LPG fired central heating (Six independent boilers, installed between 2010 and 2022), Mains electric and water. Shared estate septic tank.

Council Tax Band H.

Agents Notes

We are advised that recent improvement works to the property include: renewed wiring, installations of six new boilers, newly fitted bespoke kitchen, newly fitted bathrooms and tiling, floors re-sanded and varnished, roof repaired and re-tiled, chimneys repointed, electric gates and new estate fencing fitted, alarm system installed.

Approximate Distances

Durham City Centre – 3.9 Miles

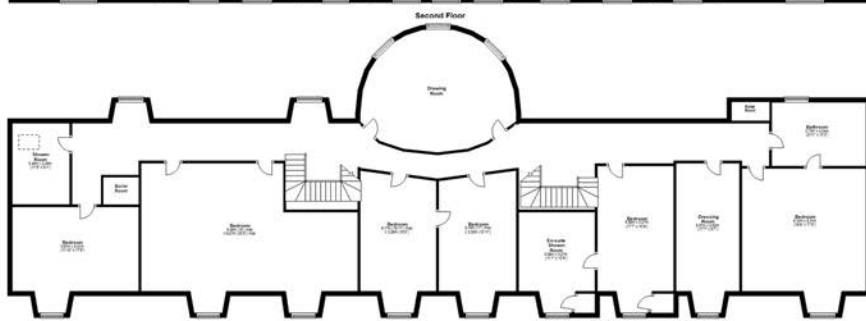
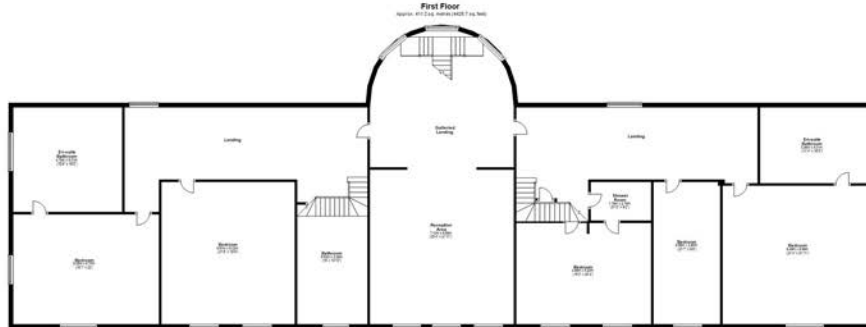
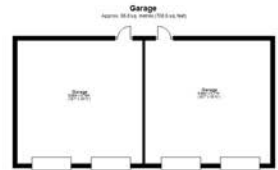
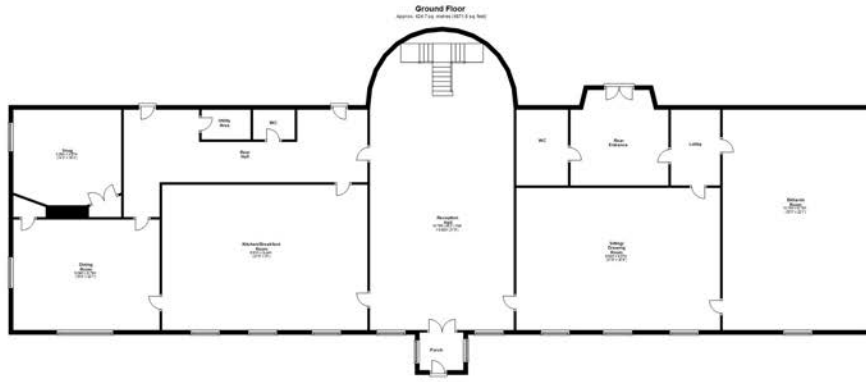
Durham Train Station – 4.5 Miles

Teesside International Airport – 21 Miles

Newcastle City Centre & Central Station - 21 Miles

Newcastle Airport - 27 Miles





Total area: approx. 12064 sq. meters (120117 sq. feet)
The Hall, Burn Hall

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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For further information, or to arrange a viewing, please contact our property expert Gareth Jones on either 0191 4303025 or email gareth@agpropertyagents.com