

Oakwood Hall, Esperley Lane, Cockfield, Bishop Auckland, DL13 5AL  
Offers in excess of £600,000



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### Council Tax Band: F

Nestled on the picturesque Esperley Lane in Cockfield, the impressive 'Oakwood Hall' presents a rare opportunity to acquire a magnificent Victorian Detached Manor House which stands on approximately 1-acre plot, plus 1.2 acre paddock. Spanning approximately 4715 square feet, the home is thoughtfully arranged over three floors, providing ample space for both relaxation and entertainment. This splendid residence boasts three main reception rooms, plus a light & airy kitchen/breakfast room, and Five generously sized bedrooms, plus a large games room to the top floor, making it an ideal family home.

The charm of Oakwood Hall is further enhanced by its stunning period features, which have been beautifully preserved amidst significant modern improvements. The two well-appointed bathrooms ensure convenience for family living, while the oil-fired central heating and solar panels offer energy efficiency and comfort throughout the seasons.

Set within an expansive 1-acre site, the property is surrounded by beautifully landscaped gardens that provide a serene outdoor retreat. Additionally, the inclusion of a 1.2-acre paddock opposite the house adds to the allure, perfect for those with equestrian interests or simply seeking more outdoor space. The historical photo of the garden, taken on the Coronation of George V, celebrated in 1911, also shows a tennis court in the background.

With parking available for multiple vehicles, this home is not only practical but also exudes fabulous curb appeal, reflecting its history as a former mine manager's family residence. Oakwood Hall is a unique gem that combines historical elegance with modern living, making it a truly exceptional place to call home. Whether you are looking for a peaceful retreat or a vibrant family environment, this property is sure to impress. Contact VURV estates today.

Cockfield is a small village in the Teesdale area of County Durham, located 4 miles from Staindrop, 7 miles from Barnard Castle, 8 miles to Bishop Auckland, and 14 miles to Darlington. It retains a strong village identity and offers scenic fabulous countryside surroundings.

**Ground floor**  
Entrance porch leading to the grand hallway with original Victorian tiled flooring. Leading to the sitting room, followed by the drawing room and library, both taking advantage of the garden views. Beautifully appointed kitchen breakfast room, the kitchen was fitted in 2016, with many other homes improvements carried out in 2020. Off the kitchen is a large utility room, store/boot room, and boiler room.

**First floor**  
Expansive landing with access to all four bedrooms, plus study, and modernised family bathroom with freestanding central bath. The principal bedroom is of particular interest enjoying an ensuite and breathtaking views over the garden and countryside beyond.

**Second floor**  
A fitted staircase ascends to the top floor featuring a large oversized versatile games room with adjoining storage room and the fifth bedroom ( which does not conform to current building regulations ) and a separate

attic room.

**Externally**  
Gated access to Oakwood Hall, with well tended gardens, which extends to approximately 1 acre. Situated on the opposite side of Esperley Lane is a paddock which extends to approximately 1.2 acres. The generous gravel driveway on arrival allows parking for multiple vehicles leading to a double garage with electric roller doors allowing secure parking or storage. There is an additional outside store room with separate W/C. The store room, in our opinion, offers fantastic potential as a 'Mancave' or garden office.

Oil fired central heating, Solar panels, along with single & double glazed windows.

Please note:  
Council tax Band - F  
Tenure - Freehold  
Total sq ft to be considered guide only.

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**Disclaimer:**  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

**Principal Elevation**

**Entrance Porch**

**Reception Hallway**

**Sitting Room**  
14'11" x 13'10" (4.57 x 4.24)

**Library**  
19'7" x 13'1" (5.99 x 3.99)

**Drawing Room**  
23'5" x 18'9" (7.15 x 5.74)

**Kitchen/Breakfast Room**  
18'11" x 13'8" (5.77 x 4.18)

**Utility Room**  
13'8" x 12'4" (4.17 x 3.76)

**Store/Boot Room**  
11'4" x 6'6" (3.46 x 2.00)

**Boiler Room**

**First Floor Landing**

**Principal Bedroom**  
23'2" x 18'9" (7.07 x 5.72)

**En-Suite**

**Second Bedroom**  
15'0" x 13'10" (4.58 x 4.24)

**Study**  
6'5" x 4'7" (1.97 x 1.40)

**Third Bedroom**  
14'0" x 13'0" (4.29 x 3.98)

**Fourth Bedroom**  
11'11" x 10'7" (3.65 x 3.23)

**Family Bathroom**

**Second Floor Landing**

**Games Room**  
31'8" x 22'0" (9.66 x 6.72)

**Fifth Bedroom**  
14'11" x 11'4" (4.57 x 3.47)

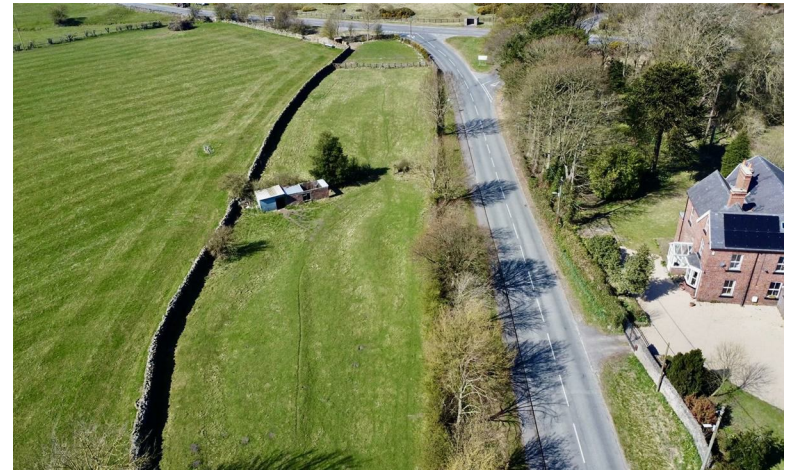
**Separate Attic Room**  
9'6" x 7'4" (2.91 x 2.24)

**Outside store room**

**Gardens**

**Garage**

**Paddock**





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# Oakwood Hall, Esperley Lane, Cockfield

Approximate Gross Internal Area: (4715 sq ft - 438 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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