



High Rockliffe Grange
Hurworth | Darlington | DL2 2JN



Seller Insight

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From the first viewing I loved High Rockcliffe Grange. It was a property full of character and good spacious proportions. There are open views across Rockcliffe's Golf Course and easy access to the 5* Resort. Its rare to find a property that is well detached sitting in 5½ acres of land but not feeling isolated with the convenience of a couple of neighbours.

I've lived in the property for 2½ years and made several improvements in that time. The original kitchen is now a hallway creating a new central entrance to the property. What was an empty space is now a very comfortable Kitchen / Dining / Family Room with fitted units for a well-proportioned kitchen area and a well-stocked bar. The views from the family area have been opened up and we can now see right across to the golf course. There are so many great features both inside & out but there's no getting away from the fact that the best aspect has got to be the views. There's such a feeling of space and tranquillity. There is plenty of wildlife to observe and an abundance of sun traps.

With the amount of space in & out of the house it is the focal point of most family gatherings. We've had birthday parties in abundance, gender reveal and a christening that followed.

Hurworth is the Jewel in Darlington's crown. It's a lovely small village but full of amenities. There's a cosy pub for drinks, a family ran pub for bar meals as well as one for the special meals out almost Michelin level. There's an old saxon church with a peel of bells ringing on occasion. Plenty of walks for keeping fit and dog walking and a village shop for those forgotten items! Hurworth is a very friendly village and there's usually a greeting as you walk along. There are regular events and activities whether on the village green or Hurworth Grange. You can be as immersed into village life as you choose. There are both Primary and Secondary Schools in Hurworth all within walking distance. The local shop is a very friendly place to pick up that missing bottle of wine, staff are always keen to help. There is a public bus route for getting into Darlington and beyond for nights out and links to the Railway Station.

When I moved into the property my two daughters and the eldest's partner all moved in with me. We saw it as a multi-generational property. However my eldest decided she would prefer her own home and has since gone on to have a baby. My youngest has now finished University and fancies a little bit of City living. This leaves me sitting in 5000 sq ft and rattling around. Time to downsize.

Hurworth has been a great place to live. From a personable perspective I'll miss the outside space the most. The views are fantastic and it's like owning your own piece of countryside. Finding such a friendly place to live where people take the time to talk to you is a rare find. It's great to feel part of a community and is the hardest thing to walk away from.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

High Rockliffe Grange

Introducing ****High Rockliffe Grange****, a stunning four-bedroom detached residence, beautifully situated in the highly desirable village of Hurworth, just outside Darlington. This exquisite home offers the perfect blend of rural charm and modern luxury, ideal for those seeking a serene countryside lifestyle.

Nestled at the end of Blind Lane, High Rockliffe Grange reveals itself in all its splendour. As you approach via the long driveway, take in the expansive views over the Rockliffe Hall golf course. This majestic Victorian residence is set within 5.5 acres of beautifully maintained grounds, offering unrivalled privacy and tranquility.

Ground Floor:

Upon entering, the impressive entrance hall greets you with its elegant panelled walls and tiled floor, setting the tone for the grandeur that unfolds throughout the property. From here, step into the heart of the home—a breathtaking open-plan kitchen and family room. With vast sliding doors that open onto your garden, underfloor heating, and a stunning newly fitted deep-green kitchen, this space is perfect for gathering with friends and family.

The adjacent bar area provides the ideal setting for post-dinner drinks or hosting lively gatherings, while the snug/playroom offers a cosy retreat just off the main living space, leading to the home's very own cinema room—a perfect spot for movie nights.

A large utility area provides ample storage for household essentials, while a classically styled boot room ensures coats and muddy boots are neatly stowed away after long countryside walks.

Further along the ground floor, you'll find a spacious lounge and dining room, both benefiting from stunning views across the garden and the golf course beyond. French doors lead out onto the elevated terrace, perfect for alfresco dining or relaxing with a drink during the warmer months. For quieter evenings, settle into the lounge and enjoy the warmth and comfort of this inviting space.

A private study with views over the garden and golf course completes the ground floor, offering an inspiring workspace for those working from home.

First Floor

Upstairs, three elegant bedrooms each come with their own dressing areas and en-suites, providing the ultimate in comfort and privacy. The principal bedroom is a sanctuary of peace and luxury, with large windows allowing natural light to flood in and views that stretch across the grounds. A luxurious en-suite bathroom and walk-in wardrobe add a touch of opulence to your daily routine.

The second bedroom is equally impressive, featuring Juliette-style balconies and an en-suite bathroom with a TV-equipped bathtub. Bedroom three offers a charming mezzanine area, perfect for teenagers or as an additional study or play area, adding an element of fun and practicality to the space.

Second Floor:

The second floor is home to a sumptuous suite, perfect for guests or for creating a private retreat. With its own bathroom and luxurious steam room, this suite offers the ultimate escape, complete with stunning views over the grounds and golf course.







Step outside

High Rockliffe Grange

High Rockliffe Grange is set within approximately 5.5 acres of landscaped gardens, offering an idyllic setting for outdoor living. The grounds include a pond with a peaceful waterfall feature, ideal for relaxing with a book or enjoying an evening drink as the sun sets. With plenty of space for children to play, outdoor entertaining, and gardening, the possibilities for this outdoor haven are endless.

Village Charm & Local Amenities:

Enjoy peaceful walks through the picturesque surroundings of Hurworth, a village known for its sense of community and scenic beauty. Indulge in exceptional dining at local favourites like The Bay Horse or the prestigious Rockliffe Hall, renowned for its fine dining experiences. Just a short two-minute walk takes you back to your beautiful home, perfectly positioned for enjoying the very best this area has to offer. For golf enthusiasts, the 5-star Rockliffe Hall Golf Club, one of the region's most exclusive clubs, is just moments away.

Transport Links:

- Darlington Train Station: 3.4 miles (approx. 9 minutes by car)
- Darlington to Kings Cross: approx. 2hrs 30mins
- Darlington to Leeds: approx. 1hr 20mins
- Darlington to York: approx. 37 mins
- Darlington to Newcastle: approx. 30 mins
- Darlington to Edinburgh: approx. 2hrs

Local Schools

- Hurworth School (Years 7-11), rated Outstanding by Ofsted
- Hurworth Primary School, rated Good by Ofsted
- Croft C of E Primary School, rated Outstanding by Ofsted
- Little Acorn Nursery at Hurworth Primary School, rated Good by Ofsted

Directions

The house is accessed via Blind Lane and the a right hand turn to the shared drive with two neighbouring properties. [what3words ///snowmen.wicked.vocab](https://www.what3words.com/snowmen.wicked.vocab)

Services, Utilities & Property Information

Utilities – Mains electricity and water. Private septic tank.

Tenure – Freehold

Property Type – Detached

Construction Type – Standard – Brick

Council Tax – Darlington Borough Council

Council Tax Band G

Parking – Private off road parking

Mobile phone coverage – 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection – Currently this information is not available - we advise you to check with your provider.

Public and Private rights of way - there is shared drive way with neighbouring properties.

Viewing Arrangements - Strictly via the vendors sole agent at Fine & Country Durham on 01325 731689



Blind Lane Hurworth

Total area: approx. 470.6 sq metres (5065.0 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed



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