



Morton House Chilton Moor  
| Durham | DH4 6QA



# Seller Insight

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## Sellers Insights

“From the moment we first pulled into the driveway of Morton House, we were captivated by its splendour. The breath taking façade, adorned with intricate stonework and a distinguished coat of arms, was unlike anything we had imagined owning. Becoming custodians of such a magnificent home was a dream come true.

For over 20 years, we have lovingly restored this once-derelict building into a warm and welcoming family home, carefully preserving its historic charm while ensuring it meets modern living standards.

One of our favourite features is the stunning view from the woodland.

Whether driving up to the house or strolling through the trees, the craftsmanship and opulence of the stone façade never fail to amaze us.

This home has been the setting for countless cherished memories. One particularly special moment was hosting a clay pigeon shoot for my husband's 50th birthday, followed by a final family competition on the lawn and an incredible dinner celebration. Christmas here is magical, with the festive decorations enhancing its grandeur, and our Easter egg hunts in the woodland have become a treasured family tradition.

Living in this hamlet of just eight houses offers the best of both worlds—semi-rural tranquillity with essential amenities close by. The local community is wonderfully welcoming, we enjoy scenic walks, and appreciate having a friendly pub and restaurant nearby.

Transport links are excellent, with Durham train station only six miles away, easy access to the A1 and A19, and Newcastle International Airport just 30 minutes away.

While it is now time for us to downsize, we know the next owners will be incredibly lucky to call Morton House their home. We will miss absolutely everything about living here. It has been a privilege to care for this magnificent house, and we hope the next owners will cherish it as much as we have.”

\* 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

## Morton House Chilton Moor

Located just 6 miles to the North East of Durham City, a UNESCO World Heritage site renowned for its stunning Cathedral, prestigious university, and excellent schools, Morton House is an exceptional 8 bedroom Grade II Listed property, that seamlessly combines period charm with modern living. Offering five main period reception rooms, including a spacious drawing room with garden access, this home is perfect for both formal and informal living. Designed with today's lifestyle in mind, the property also provides dedicated space to work from home, along with seven bathroom/shower rooms and upstairs laundry for ultimate convenience. The North Wing includes a second kitchen, offering additional versatility. Set on approximately 6.4 acres, Morton House offers seclusion and grandeur with mature woodland, landscaped gardens, tranquil courtyard, and a secure gated entrance.

### Step Inside

From the moment you step through the grand Renaissance doorway of Morton House, you are met with an air of timeless elegance. The impressive entrance hall, with its grand staircase, sets the tone for the rest of the home. The main living spaces include a refined drawing room, a charming sitting room leading into a formal dining room, and a beautifully designed kitchen flowing into a spacious family and breakfast room (formerly a ball room). Each space has been finished to an incredibly high standard, making this a true turn-key home. The first floor offers seven double bedrooms, three with en-suite facilities, including a luxurious master suite with a dressing room and opulent bathroom. A further bedroom and extensive attic space occupy the second floor, offering potential for additional accommodation. The cellar, a hidden gem within the main house, provides the perfect environment for a wine collection.

The North Wing of the property has been thoughtfully redesigned to offer separate living accommodation. With its own private access and amenities, this versatile space is ideal for multi-generational living or as a self-contained annexe. It is also equipped with its own second kitchen, lending itself perfectly to an Airbnb rental or guest suite.

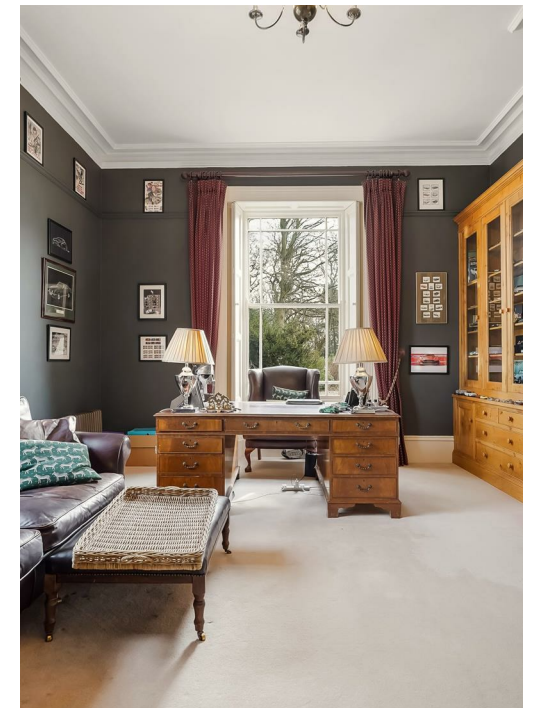
### Step Outside

Set on approximately 6.4 acres within its own wooded estate, Morton House offers a perfect balance of seclusion and grandeur. The formal gardens are beautifully landscaped with mature trees, manicured lawns, and elegant water features, creating a stunning setting for outdoor entertaining. The walled gardens to the north, dating from the late 18th and early 19th centuries, provide a tranquil courtyard space. The estate's sense of privacy and serenity is enhanced by the secure, gated entrance leading up the sweeping driveway to the house.

### Location

Despite its peaceful, semi-rural setting, Morton House is ideally positioned for convenience. There are wonderful countryside walks nearby and the local villages offers a friendly pub, while Durham and Sunderland are within easy reach. Commuters will appreciate the excellent transport links, with the A1, A167, and A690 all just minutes away. Durham train station is only eight miles from the property, and Newcastle International Airport is within a 30-minute drive, making national and international travel effortless.

This remarkable Grade II listed home is a rare opportunity to own a piece of history, meticulously restored for modern living.











# Step outside

## Morton House Chilton

### Services, Utilities & Property Information

Directions: Whatthreeords - [///poem.drive.knots](http://poem.drive.knots)

Services, Utilities & Property Information

Utilities – Mains electricity (re-wired 2012). Septic tank – (shared). Oil central heating to radiators (Installed 2015, last serviced 2024).

Tenure – Freehold

Listing - Grade II listed. Tree Preservation Order On Woodland.

Property Type – Detached.

Council Tax – Band H.

Local Authority – Durham

Parking – Private off road parking through gates

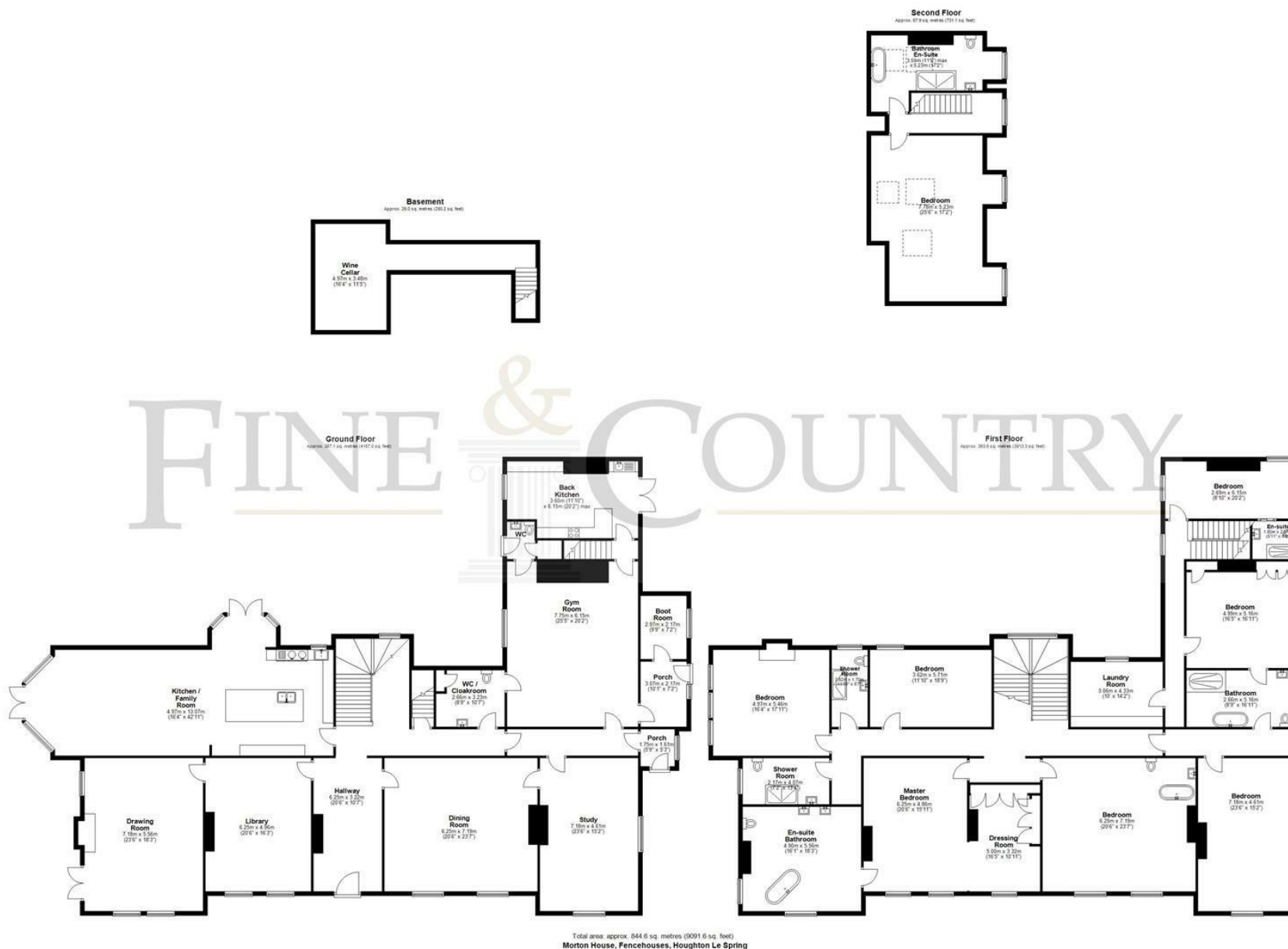
Mobile phone coverage – 5G mobile signal is available in the area. Internet connection – Please check with your network provider.

Public and Private rights of way – the title deeds include part of the access road to the house, this lies outside of the property's physical entry through the gates. The road leading to the hamlet and Morton House is a public right of way.

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







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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