

**STUART
EDWARDS**



New Brancepeth, Durham DH7 7HG

- Magnificent Country House
 - 5 Bedrooms
- Kitchen, Utility & Large Cellar
 - 3 Bathrooms
 - Garage/Workshop
- Up to 4.5 Acres of Land & 11.5 Acres of Woodland
 - Lounge, Dining Room, Conservatory
 - Snooker Room/Lounge/Bar
 - Detached Offices
 - Formal Gardens With Ornamental Pond

Offers In The Region Of £1,495,000

Council Tax Band: G EPC Rating: D

FULL DESCRIPTION

Located in the very heart of Eshwood, a site of ancient woodland, Eshwood Hall and its gardens are an impressive sight.

The designed landscape is of horticultural and historic importance and is registered on the county list of Historic Parks and Gardens.

Eshwood Hall is surrounded by a large Victorian landscaped garden with an impressive rhododendron collection, ornamental pond and streams, extensive rockery and is surrounded by lawns on all sides. Aerial drone footage of the house and its gardens is available within the videos section and must be viewed to appreciate the quality of these gardens. The many fine specimen trees include oak, yew, cedar, copper beech and sequoia.

Eshwood Hall benefits from a driveway of more than half a mile ensuring total privacy. The driveway provides access to the front and rear of the property, as well as to the adjacent detached outbuildings and garages.

Internally the property retains the feel of a comfortable Edwardian country house and there is plenty of character throughout including well proportioned rooms, high ceilings, feature fireplaces, oak floors and panelled walls, decorative corning and an abundance of natural light.

Upon arrival the character and charm of this family home is immediately evident. An entrance porch opens on to an oak panelled hallway and staircase.

On the ground floor there is a spacious well lit lounge, elegant traditional dining room, large wood panelled family room with snooker table, extensively fitted dining kitchen with Aga, conservatory with french doors leading directly onto the garden and paved area which is ideal for outdoor entertaining. The dining room, sitting room and family room all have feature fireplaces. The rooms are large and well proportioned looking out over the landscaped gardens

Also on the ground floor is a cloakroom/wc, large utility room and access door to the cellar situated under the house. Cellar provision comprises two main rooms and a gun room.

On the oak panelled staircase the half landing leads to a spacious upper landing with access to a balcony.

The master bedroom with feature bay window enjoys impressive views of the gardens, and is provided with a large en-suite bathroom and dressing room. There is a second bedroom with a large en-suite bathroom, and there are a further three spacious bedrooms and family bathroom.

The upper landing also offers access to a staircase leading to the attic which currently is utilised as an extensive storage space but offers potential to substantially increase the accommodation available.

Within the grounds there is a detached building with two large rooms overlooking attractive lawns, store room, kitchen and WC facilities. This space offers much potential, and would be ideal for buyers looking to work from home. There is also a large double garage and two storey adjoining workshop.

The property is for sale with up to 15 acres of land, comprising of gardens and woodland, which assure total seclusion for the property.

Eshwood Hall is located approximately 4.5 miles from Durham City centre and is within easy reach of the A167 and A1.

On the market for the first time in many years, this property must be viewed to be fully appreciated, providing all the benefits of an elegant county house lifestyle in a peaceful private setting but within close proximity of all of the amenities of Durham city centre, university and World Heritage Site.

EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1190-2101-0322-6070-3003>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

