









ASHES HOUSE

CRAWLEYSIDE, STANHOPE, BISHOP AUCKLAND, COUNTY DURHAM, DL13 2DS

Wolsingham 6.4 miles, Bishop Auckland 16 miles, Newcastle 33 miles, Durham 20 miles

AN ATTRACTIVE VICTORIAN INFLUENCED COUNTRY HOUSE WELL LOCATED AND BEAUTIFULLY PRESENTED.

Accommodation

Reception Hall • Library/Sitting Room • Drawing Room • Dining Room Cloakroom/Shower Room • Study/Bedroom • Kitchen/Breakfast Room Conservatory • Back Kitchen • Pantry and Utility

Five Bedrooms • Two Bathrooms • Cellars, courtyard, garage and outbuildings Coach House with kitchen, sitting room, two bedrooms and bathroom Delightful gardens partially walled and with rose beds, kitchen garden and greenhouse • Amenity woodland plantation • 1.34 acres of grazing land

In all about 5.89 acres (2.39 ha)
For sale as a whole or in two lots.



5 & 6 Bailey Court, Colburn Business Park, North Yorkshire, DL9 4QL
Tel: 01748 897610
www.gscgrays.co.uk

jarc@gscgrays.co.uk

Offices also at:

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Tel: 01388 487000 Tel: 0191 385 2435

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Chester-le-Street Tel: 0191 303 9540

Leyburn Tel: 01969 600120 Easingwold Tel: 01347 837100

Stokesley Tel: 01642 710742









Situation

Ashes House lies to the north of the pretty small market town of Stanhope, just off Crawleyside Bank, in an elevated yet sheltered position with lovely views across Weardale towards Bollihope Common. There are excellent local shops and services including a bank, post office, health centre, hospital, chemist, greengrocer, butcher, pubs, restaurants and a garage. It also has a well thought of primary school.

The market town of Stanhope dates back to 1421, has a 12th century church, and is in the heart of the Pennines Area of Outstanding Natural Beauty, the second largest AONB in England and Wales. Stanhope hosts the Weardale Railway and the Durham Dales Visitor Centre covering the whole Parish of Stanhope which is the largest geographical parish in England (221km²). This green and tranquil market town is at the heart of the Durham Dales and is the hub for many outdoor activities. It attracts visitors throughout the year including the fossil tree which is approximately 320 million years old! The village of Frosterley is just down the road, beyond which is Wolsingham.

Bishop Auckland is about 16 miles away and provides a wider range of services and supermarkets and is home to the recently refurbished and developed Auckland Castle, Deer Park and Spanish Gallery.

The historic Cathedral city of Durham is comfortably within half an hour's drive offering many wonderful amenities and a principal station of the main East Coast rail line linking to London in under three hours. Newcastle is about 33 miles north and has an international airport.

There are many lovely walks, horse riding and cycling opportunities around the town including Stanhope Dene right opposite the house with its beck, waterfalls and woodland and grassland walks.





Description

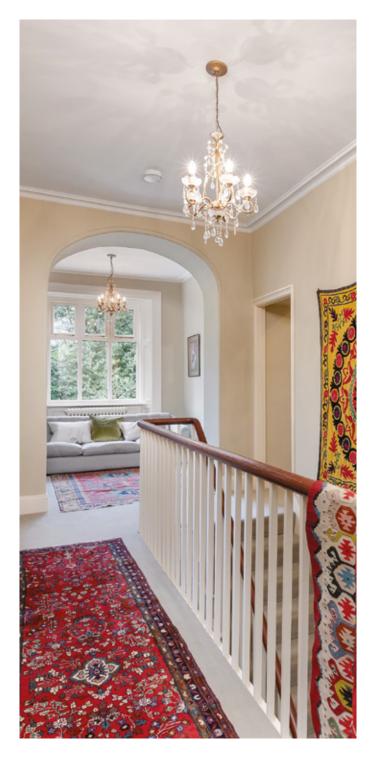
Ashes House is thought to have been built originally in the 1780s but was extended and remodelled in 1830 and again in 1890 incorporating the best of Victorian architecture to provide bright, spacious and airy rooms.

The entrance vestibule and the main reception rooms have either pitched pine or hardwood floors. Plaster finishes are beautifully simple with picture rails and differing styles of fireplace in each room. The common factor to each room is large window openings, each with timber casement, double glazed units with original shutters. There are carefully designed and constructed bookshelves in both the library and drawing room and both open fires and woodburning stoves. The dining room is elegant and spacious with impressive views over the Dale from the broad, shuttered windows.

The farmhouse kitchen is spacious with Shaker style wall and floor units and an oil-fired two oven Aga. There is plenty of room for the breakfast table and it also opens out into the conservatory which catches the morning sun. There is a secondary kitchen and large pantry as well as utility and boot/dog room accessing both the garden and the rear courtyard.

The house is beautifully presented and looked after and has high quality fixtures and fittings throughout. Taps and sanitary equipment are Perrin and Rowe/Imperial and the paintwork throughout is by Edward Bulmer who designed the colour scheme for the whole house internally and externally.









Courtyard & Coach House

To the rear of the house, enclosed by high timber gates, is a pretty courtyard. On one side is the old coach house which now incorporates two garages and a Coach House apartment with a kitchen downstairs, a sitting room, two bedrooms and bathroom upstairs. It is set up to be separately let and is ideal for guests, holiday lets or even longer-term tenants. Planning permission had been granted to convert one of the garages to further accommodation and it might be possible to renew this, subject to consents.

Across the courtyard are a range of stores with the former wash house/tool shed, wood and coal stores. Behind the courtyard are further outbuildings including a byre, garden store and leading to a large greenhouse with York stone floors, double glazing, heating and lighting.

Gardens & Grounds

Ashes House benefits hugely from the delightful gardens and grounds which surround it. It is approached through wrought iron gates on stone wall pillars to a large gravel sweep at the entrance to the courtyard and the front door. There is a lovely terraced lawn edged with a rose bed and sheltered by mature deciduous trees both of which frame the most impressive views across Weardale to Bollihope Moor beyond. Behind a wide shrubbery is the old kitchen garden and a gate access to the field in front. The main lawn is on the east side of the house beneath a high stone wall and highlighted by deep and colourful, well established herbaceous borders.

A door in the wall leads to further vegetable and soft fruit beds which are overlooked by the large greenhouse with mature vine, peaches and nectarines.

Behind the garden and covering a sloping bank is Ashes Plantation. It is an ancient semi-natural wood of mainly hardwood trees and it provides wonderful shelter to the house below.











Grass Fields (Lot 2) 1.34 Acres

The field in front extends to about 1.34 acres. It is partially fenced and has access to water for livestock. It is let for annual grazing to a local farmer. An overage reservation will be placed on the field in the event of it being developed.

Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. Curtains and fitted carpets are available by separate negotiation.

Services

Ashes House

Electricity	Water	Drainage	Heating	EPC	Council Tax
Mains	Mains	Private	Oil	E (41)	Band G

Ashes Coach House

Electricity	Water	Drainage	Heating	EPC	Council Tax
Mains	Mains	Private	Oil	F (37)	Band A

Viewings

Strictly by appointment through the Selling Agents, GSC Grays. Tel: 01748 897610.

Directions

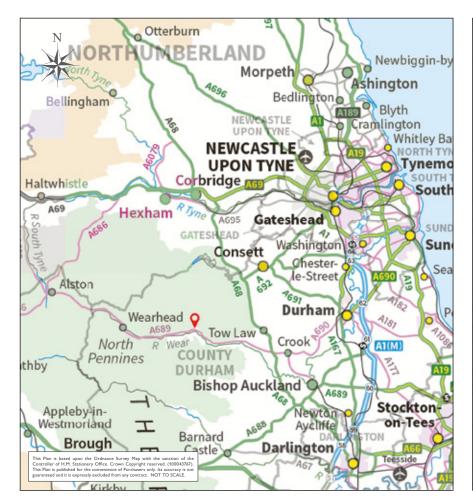
From Wolsingham head west on the A689 through Weardale. Pass through the village of Frosterley and onto Stanhope turning right on to the B6278, pass the school and on up Crawleyside Bank and the gates into Ashes House are on the right after about 500 metres.

Rights Of Way & Wayleaves

Ashes House is to be sold subject to and with the benefit of all existing rights including rights of way, whether public or private, light, drainage, water and electricity supplies, and all other rights, obligations, easements or covenants whether disclosed or not. A public footpath cuts through the Ashes Plantation linking the village to Stanhope Dene and a network of footpaths through the Dale.

Local Authority

Durham County Council Tel: 0300 026 0000

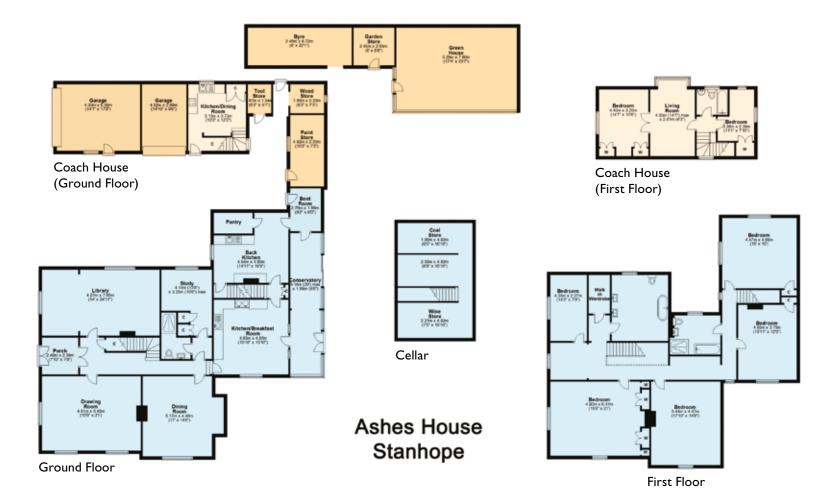




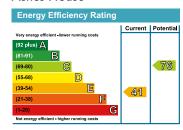




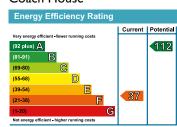




Ashes House



Coach House



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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