



**CHATWYN HOUSE**  
Hurworth, County Durham



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# CHATWYN HOUSE

HURWORTH, COUNTY DURHAM

SITUATED IN THE PICTURESQUE AND HIGHLY SOUGHT AFTER VILLAGE OF HURWORTH, THIS SUBSTANTIAL VICTORIAN PROPERTY EXUDES ELEGANCE AND CHARM. BOASTING 8/9 BEDROOMS AND 5 BATHROOMS SET WITHIN A THREE-STOREY FRONT ELEVATION AND A TWO STOREY REAR WING THAT IS SURE TO IMPRESS.

## Accommodation

Spacious dual aspect Living Room • Large Kitchen with central island • Snug Dining Room • Master bedroom with ensuite • Four further bathrooms  
Eight bedrooms set across two floors • Study • Second kitchen  
Two garages and off street parking • Beautifully maintained walled garden  
Outbuilding/Workshop with a variety of uses subject to planning



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## Chatwyn House

One of the standout features of this property is the ample space and adaptability that it affords, allowing you to tailor the home to suit the lifestyle and needs of a large family or those who love to entertain guests.

The mature and immaculately presented walled garden adds a touch of tranquillity and privacy, creating the perfect oasis for relaxation and, with two garages and off street parking, this beautiful property offers everything you could wish for.

### Location

Situated within Hurworth on Tees, an extremely popular village near Darlington with shop, post office, numerous pubs, community centre and highly regarded primary and secondary schools. Good access to the A66 and the A1 (Scotch Corner, Durham Tees Valley airport and Darlington Railway Station are all within 15 minutes drive) makes this a good location for commuting. Darlington is located approximately 5 miles away and offers a wide variety of amenities including national and local retailers a large range of bars and restaurants, cinemas, theatres, sports centres, golf courses and excellent educational opportunities.

### Accommodation

This beautiful property benefits from period features throughout and stunning mature walled garden with various outdoor seating areas, raised beds and sunken patio. There are two garages and off-street parking providing ample parking for a number of vehicles as well as an outbuilding/workshop and potting shed.

The living accommodation comprises three reception rooms, large kitchen, snug, utility, Master bedroom with ensuite, a further eight bedrooms, five bathrooms, Study and second kitchen offering flexible accommodation.

Ground Floor: The property is accessed via a gated private courtyard area and an impressive entrance porch leading through to the ground floor accommodation. The hallway, with period features including an imposing staircase, herringbone parquet flooring and ceiling rose, leads to a number of rooms on the ground floor.





To the right is the living room, a striking dual aspect room with views to the front and over the walled garden to the rear. Pitch Pine floorboards, ceiling rose, and an impressive fireplace are just some of the period features within this beautiful room.

To the left is the elegant dining room showcasing further period features and, continuing down the hallway is the snug, a lovely room with panelled walls, log burner, shelving to one wall and a 'secret' door leading to a utility room and store room. The door from the utility room leads out to the gravelled drive to the side of the property.

The impressive, light and bright kitchen is almost 30 feet in length and features large windows with shutters, contemporary base units, a vast kitchen island with built in wine fridge, integrated appliances and electric range style oven and hob. It has plenty of room for a large table and chairs and double doors leading to the charming walled garden.

**First Floor:** The first floor can be accessed via three separate staircases throughout the property.

The master bedroom is an impressive room with two large windows overlooking the front of the property and comprises a substantial en-suite with his and hers sink unit and built in double shower unit. There is also a small bedroom situated next to the master bedroom that is currently used as a dressing room.

There are three further double bedrooms, a large study and two family bathrooms on this floor.

**Second Floor:** Stairs from the first floor lead to the second floor, which comprises a further five bedrooms, two family bathrooms, a second kitchen and store room.

### Externally

The attractively well-appointed walled garden has been lovingly created and showcases mature trees and planting, a number of seating areas including a sunken patio, raised beds, a vine arch and potting shed. There is also access to the larger garage via double doors at the rear.





### Outbuilding

The outbuilding/workshop offers huge potential for home office space or residential conversion, subject to planning. It is an excellent size and accessed via the gravelled drive to the side of the property.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

### Services

Mains electricity, drainage and water connected. Gas fired central heating.

### Vendor's Insight

We have spent the past 10 years thoroughly enjoying our home. We love living here and the flexibility it gives us for multi-generational living and entertaining in a pretty village location. We often have friends and family to stay and can do so with ease.

Chatwyn House has a lovely south facing aspect, filling the rooms with light. We have tried to keep the original features where possible and replaced when needed.

We value the easy access to our private garden that is frequently used for relaxing and entertaining.

The location means we have restaurants, pubs, cafes, village hall, community centre, spa/gym, post office and shop all within walking distance and easy access to airport, mainline railway station and major roads.



## Chatwyn House, 12 West End, Hurworth, DL2 2HB

Approximate Gross Internal Area  
6178 sq ft - 574 sq m

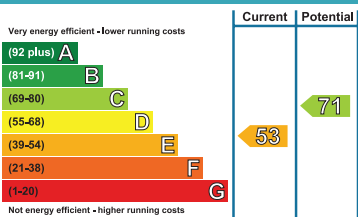


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potteryplans Ltd. 2024

### Energy Efficiency Rating



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Particulars written: July 2024

Photographs taken: July 2024