

Woodland House

WITTON-LE-WEAR | COUNTY DURHAM



FINEST
PROPERTIES



A superb Victorian country house in wonderful gardens and grounds

Bishop Auckland Town Centre 5.0 miles | Durham City Centre 13.0 miles | Darlington City Centre 15.9 miles
Teesside International Airport 21.1 miles | Newcastle City Centre 27.9 miles | Newcastle International Airport 37.4 miles





Accommodation in Brief

Entrance Vestibule | Hall | Sitting Room | Dining Room | Family Room | Study
Kitchen | Breakfast Room | Utility Room | Boot Room | Cloakroom/WC
Principal Bedrooms with En-suite Bathroom | Guest Bedroom with En-suite WC
Three Further Bedrooms | Family Bathroom | Stores | Wine Cellar | Cellar

Integral Garage | Detached Garage | Parking | Outbuilding with Shed & Stores
Greenhouse | Extensive Gardens & Grounds | Woodland
Around 1.37 Acres in All







The Property

Woodland House is an imposing Victorian country house standing in generous gardens and grounds on the edge of a desirable village. The property was originally constructed as a station building for the Stockton and Darlington railway, but was only used for this purpose for a short time before being replaced by another station further down the line. A residential property was created and today stands as a truly characterful home, with the stunning external appearance matched by wonderful spacious accommodation and a host of period features.

The entrance vestibule opens to the hall and a striking welcome to Woodland House. To the west wing of the house is the magnificent dining room, a hugely impressive and expansive space for formal entertaining. An attractive period fireplace sits to one side and the high ceiling adds to the open atmosphere. The whole room is filled with natural light from large dual aspect windows. Double doors lead to the family room, a more relaxing and informal reception room with an elegant bay window overlooking the gardens and external access. Across the hall is the study which is ideal for working from home in comfort.



Moving on from the hall, the kitchen is fitted with a fine range of cabinetry with complementary worksurfaces and discreet integrated appliances. A serving hatch from the kitchen links to the breakfast room, which is far larger than the name might suggest and offers a day-to-day dining option. The sitting room is inviting and light, with gorgeous full height glazing and another beautiful fireplace. A rear hall provides access to the utility room and a cloakroom/WC. The boot room is the perfect entrance to the house when returning from a day exploring the surroundings and also has direct access to the integral garage.

Stairs rise from the hall to the wide first floor landing. There are five bedrooms arranged across the first floor with varying outlooks. The principal bedroom is a very generous room, again featuring the high ceiling typical of the period. The bedroom is complemented by an equally generous en-suite bathroom with suite comprising corner bath, wash hand basin and WC. Elegant tiling brings a finish reminiscent of the property's Victorian history. A guest bedroom is served by an en-suite WC. Three further bedrooms are all of excellent size and are served by the family bathroom with bath, separate corner shower, wash hand basin WC and bidet. Woodland House also has fantastic cellar space, with plenty of storage and a separate wine cellar.







Externally

Woodland House occupies extensive and beautifully maintained gardens and grounds. The private driveway leads from the gated entrance through an area of sheltering woodland to the expansive block paved parking and turning area. There is yet more parking within the integral garage and a separate detached garage.

The gardens include manicured lawns and a remarkable variety of species of colourful plantings, mature shrubs and trees, all carefully tended. Gravelled and flagged pathways lead around the gardens to seating areas and useful outbuilding storage. Hedging combines with the mature trees to create privacy within the idyllic gardens. In all the gardens and grounds extend to around 1.37 acres.

Local Information

Woodland House is located in the County Durham village of Witton-le-Wear in a peaceful spot north of the River Wear. The village has two public houses and an active Community Centre. The nearby market town of Bishop Auckland provides everyday professional, retail and recreational services. Durham and Darlington city centres, which are also within easy reach, provide comprehensive cultural, educational and shopping facilities. The surrounding rural area is ideal for outdoor enthusiasts and the property is well-placed for the Durham Dales and both the North York Moors and Yorkshire Dales National Parks. Witton Castle Country Park is situated just south of the village and the wonderful Weardale Heritage Railway runs nearby.

There is a primary school in Witton-le-Wear and a number of primary and secondary schools, together with a selection of community colleges, available in the surrounding villages and towns. There are a number of private schools available in nearby Durham, Yarm, Barnard Castle and Newcastle.

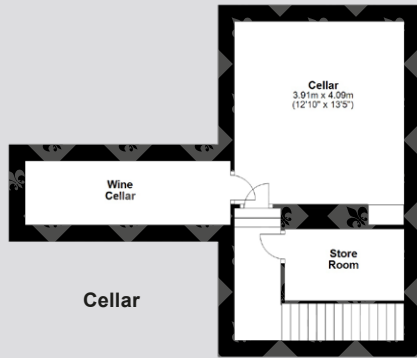
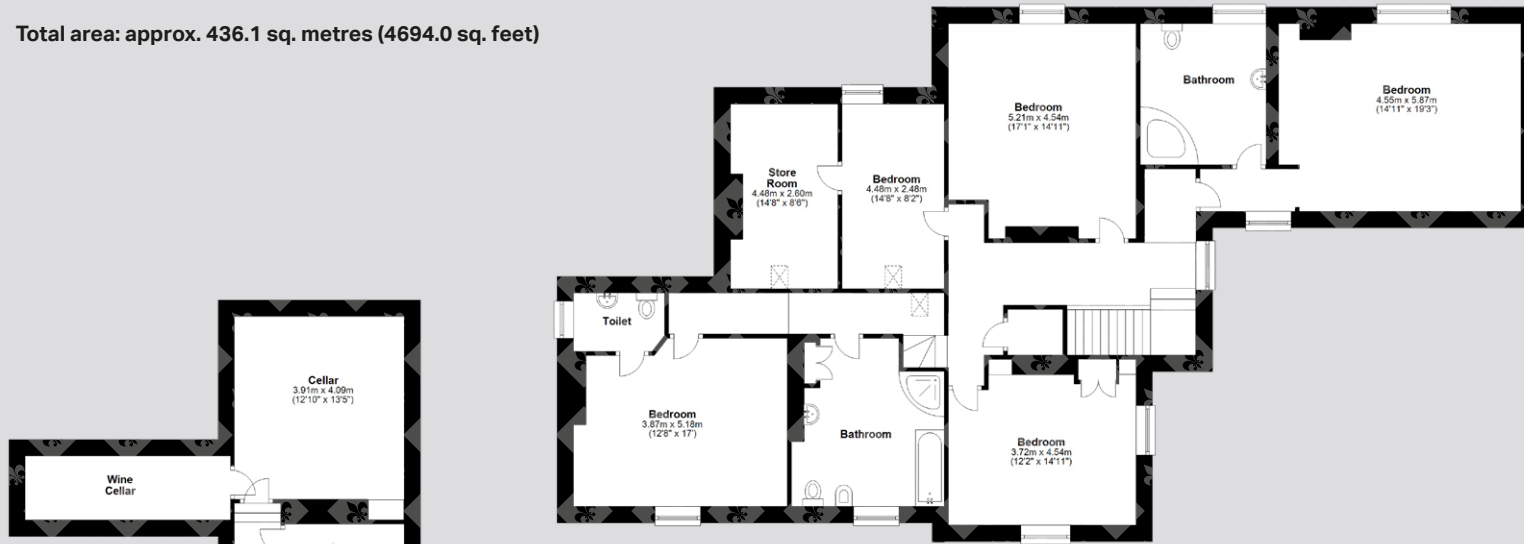
For the commuter the A1(M) provides easy access to the major regional centres of Teeside, County Durham and North Yorkshire. East Coast mainline rail services are available from Darlington and from Newcastle there are links to all areas of the UK. For air travel both Teeside International Airport and Newcastle International Airport are within easy reach.



Floor Plans

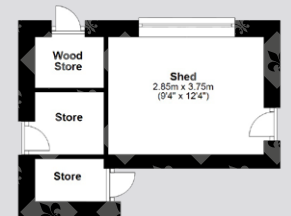
Total area: approx. 436.1 sq. metres (4694.0 sq. feet)

First Floor



Cellar

Outbuildings



Ground Floor

Directions

From the A1 take the A68 from north of Darlington heading north west signposted Corbridge, Bishop Auckland, Shildon. After 0.8 miles at the roundabout take the first exit to stay on the A68. After another 0.9 miles at the next roundabout, take the first exit again to stay on the A68. Continue for 5.9 miles into West Auckland. At the roundabout take the first exit and at the next roundabout take the second exit, following the A68. Continue for 1.6 miles then turn left signposted Corbridge. After another 2.1 miles turn right onto Clemmy Bank. Follow the road as it crosses the River Wear then passes under the old railway bridge. The entrance to Woodland House is just ahead on the right-hand side, through a gated entrance.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Private drainage to septic tank. Oil-fired central heating. LPG bottled gas.

Postcode

Council Tax

EPC

Tenure

DL14 0BP

Band G

Rating E

Freehold

Viewings Strictly by Appointment

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