

Old Quarrington | Durham | County Durham

Grey Gables











## Accommodation in Brief

### Ground Floor

Porch | Entrance Hall | Family Room | Dining Room | Cloakroom/WC | Sitting Room  
Kitchen | Boot Room | Laundry Room | Utility Room | Store

### First Floor

Principal Bedroom with Dressing Area | Two Further Bedrooms | Family Bathroom

### Second Floor

Three Further Bedrooms | Bathroom

### Externally

Garage/Workshop | Store Room | Stable Barn  
Stable Block with Tack Room, Feed Store Groom Store plus Other Store Rooms  
Floodlit Manège | Horse Walker | Open Pole Barn | Gardens | Paddocks  
In All Around 8.9 Acres







## The Property

Grey Gables is a beautifully-presented former vicarage which offers a substantial home combined with excellent equestrian facilities. The property, which has been modernised and sympathetically updated over recent years, provides beautifully-proportioned rooms with an abundance of period features including picture rails, cornicing, marble fireplaces, working window shutters and period doors which have been retained and are now combined with contemporary fixtures and fittings. Grey Gables sits in an elevated position, enjoys far-reaching views over open countryside, and benefits from enclosed garden and grounds. The excellent equestrian facilities include a good range of stables, further outbuildings, floodlit manège, horse walker and paddock land in two parcels; in all amounting to around 8.9 acres. The property offers a charming rural home within easy reach of all the amenities of Durham and other centres, surrounded by glorious County Durham countryside.

Attractive stone steps at the front of the house lead up to double doors with glazed transom window above that open into an entrance porch where an inner door with glazed side panels leads into the welcoming reception hall. The three principal reception rooms are accessed from the hall, together with the kitchen/breakfast room and downstairs cloakroom/WC. To one side of the hall, glazed double doors open into a spacious dual-aspect drawing room with windows to the front and side fitted with working shutters and a marble fireplace with electric fire. To the other side of the hall there is an everyday sitting room with Bang & Olufsen surround sound, cinema screen and projector, bespoke contemporary cabinets and





a contemporary electric fire. The sound system is also linked through to the master bedroom, dressing room and bathroom and is available in the kitchen using alternative speakers. The dining room is positioned to the rear of the house and offers a charming space for formal entertaining and benefits from a fireplace with cast iron insert and decorative tiles. The fabulous kitchen/breakfast room forms the heart of the home and provides a generous working kitchen area, ample space for a table and chairs for everyday dining together with informal seating if required. This area is currently used as a study area. The kitchen is fitted with a range of cream painted units with wood work surfaces, Belfast sink, four-oven AIMS AGA, integrated dishwasher and two drawer fridge. Off the kitchen, a rear hall gives access to various ancillary rooms including a laundry room and a boot/utility room with boiler room off and a door to the rear.



Stairs from the hall lead up to a bright and spacious first floor landing and continue up to the second floor. The dual-aspect master bedroom benefits from magnificent elevated views over the garden, equestrian facilities and countryside beyond, together with a dressing room fitted with extensive hanging rails, shelving and drawers. There are two further double bedrooms on this floor both with windows overlooking the garden. These bedrooms are served by a fabulous large bathroom fitted with a freestanding double-ended bath, large shower cubicle, twin wash hand basins set in a vanity unit with a mirror above with touch-control lighting and WC. To the second floor there is a landing fitted with a good range of storage cupboards, three further double bedrooms and a luxurious bathroom with double-ended bath, separate shower cubicle, twin wash hand basins and WC.











## Externally

Grey Gables is approached through impressive wrought iron gates set in a stone pillared entrance which lead to a gravelled drive. The drive passes through the lawned garden to a gravelled parking and turning area at the front and side of the house, with ample space for a number of cars.

The main garden is south facing and mainly laid to lawn with substantial mature trees. There are further lawned garden areas to both sides of the house. To the rear of the property there is a yard with access to the double garage/workshop. Gates lead from the garden to the rear of the property and the equestrian facilities.

The equestrian facilities include a substantial modern stable block, with power, light and water, provides eight loose boxes set around a central covered yard. A further Hodgson stable block could be used as general stores, a tack room and it also houses the biomass boiler, automatic feed hopper and hot water tank. An open pole barn with hardcore base provides a covered area for parking a horse box. A fenced floodlit manège (48m x 28m) with fibre, sand and rubber surface, and Monarch four-horse walker, offer facilities for exercising horses at all times of the year. The well-fenced paddock land, in two main parcels connected by an excellent access track, is currently divided into nine enclosures some of which have a water supply and amounts to around 6.6 acres. In all the gardens and grounds amount to around 8.9 acres. Grey Gables offers a manageable equestrian property that is located in an excellent position for quiet hacking on country roads and off-road tracks.







## Local Information

Old Quarrington is a small hamlet surrounded by wonderful countryside yet within easy reach of the A1(M) to the west and the A19 to the east. The location is ideal for those wishing to enjoy the countryside yet be conveniently positioned for schools and all the amenities in local and regional centres. Nearby Bowburn and Coxhoe offer everyday facilities including convenience stores and medical centre.

The vibrant and historic university city of Durham is within easy reach. Winding cobbled streets lead from the loop of the River Wear up to the dramatic Durham Cathedral and Castle World Heritage Site, providing one of the most stunning city panoramas in Europe. The city offers peaceful riverside walks and the chance to relax in one of the many cafés, restaurants, artisan workshops, boutiques, galleries and museums. Cultural and entertainment venues include the successful Gala Theatre and The Assembly Rooms Theatre, as well as the Palace Green Library.

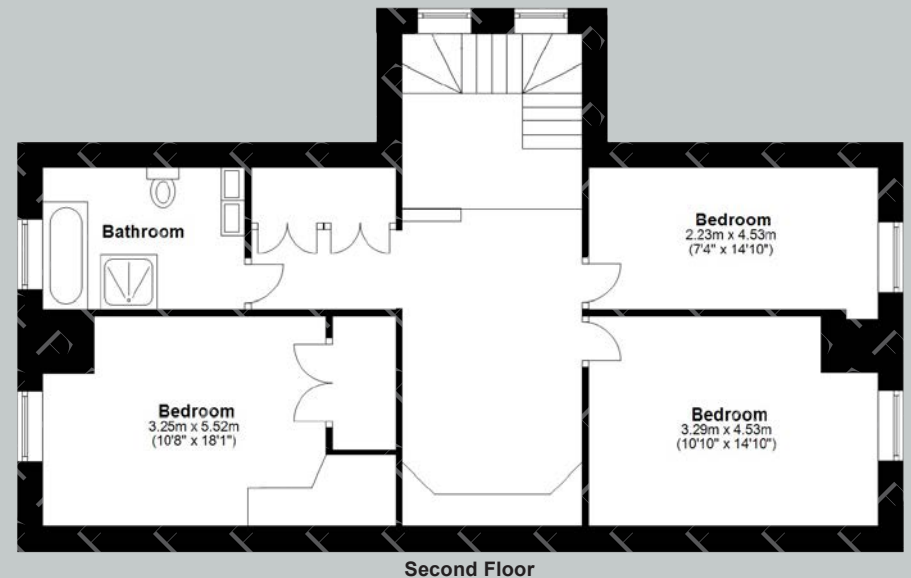
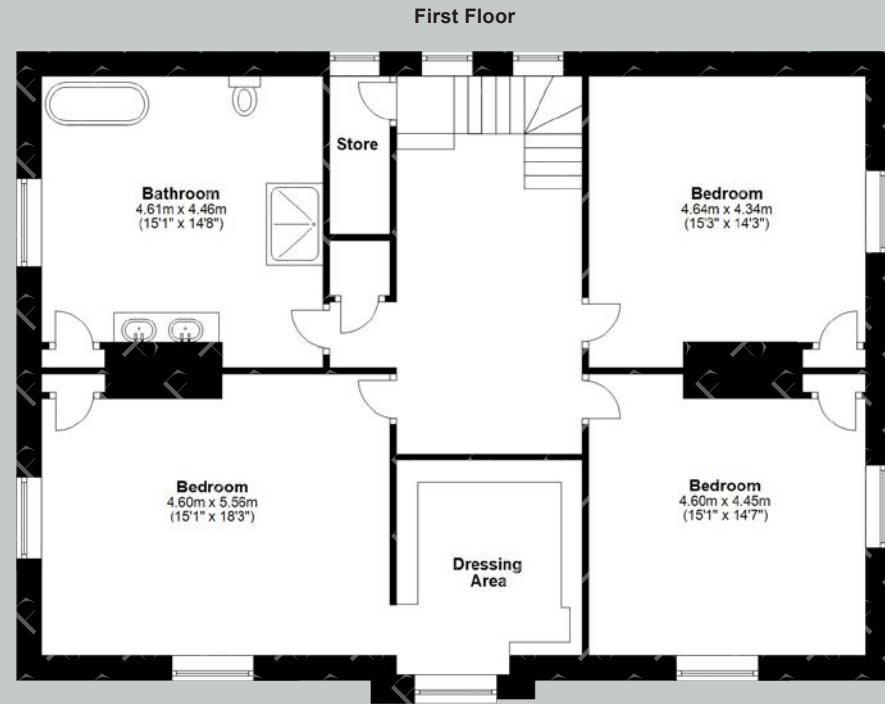
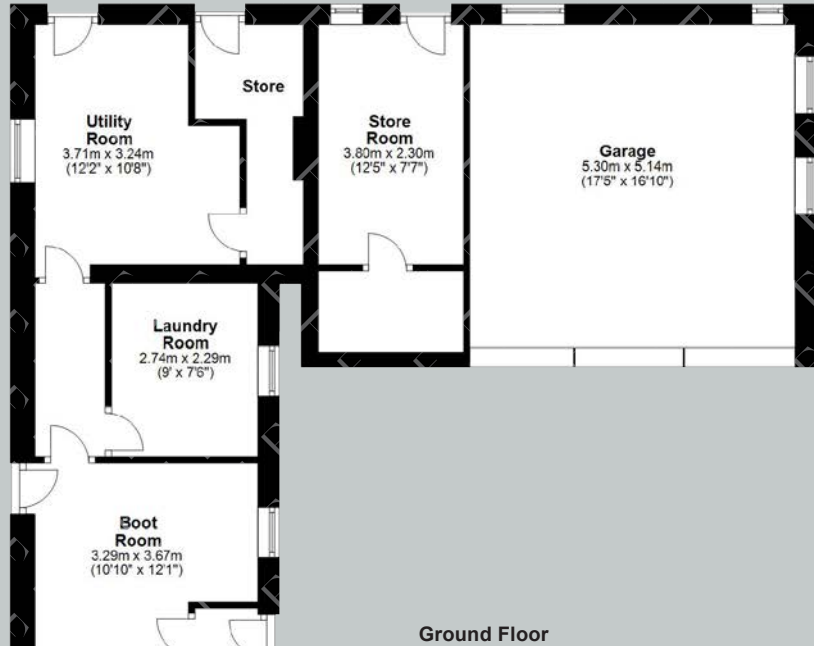
The extraordinary Durham Cathedral dominates the skyline with the Norman Durham Castle facing it across the Palace Green. To the north of the castle is the 13th century medieval Crook Hall. South of the river, Durham University offers a Botanic Garden with woodland and tropical plants, and the Oriental Museum exhibiting Asian, Egyptian and Middle Eastern artefacts. The city provides comprehensive recreational and shopping facilities.

For schooling there are a number of primary schools in nearby villages such as Bowburn and Quarrington Hill. Durham offers a wide choice of primary and secondary schools together with a choice of private day and boarding schools.

For the commuter, there are good road connections to Durham City Centre, Newcastle, Tyneside and Wearside. The A1(M) provides access north and south. The rail station in Durham offers main line services to major UK cities north and south. Both Newcastle International Airport and Teeside International Airport are within easy reach.



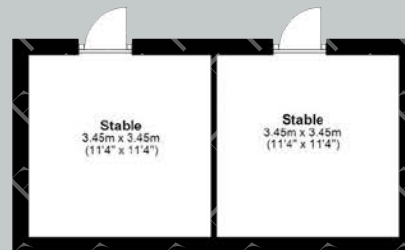
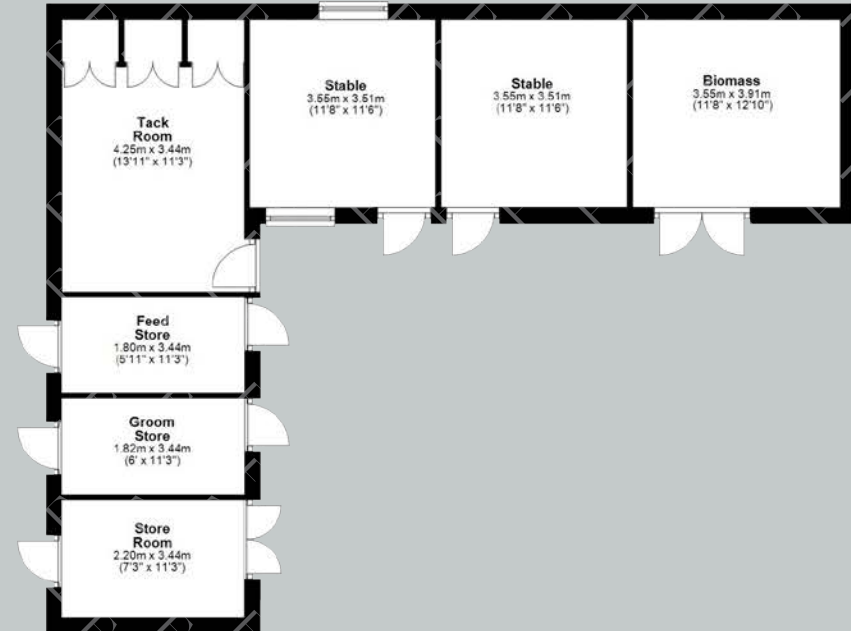
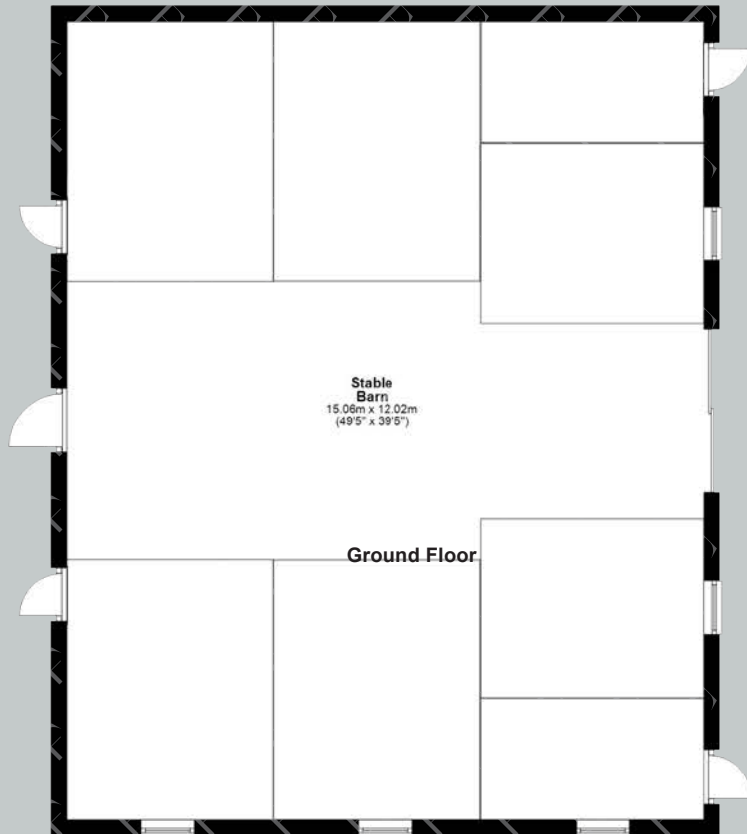
# Floor Plans



Total area: approx. 403.5 sq. metre (4343.5 sq. feet)



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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, private water and drainage, and biomass wood pellet boiler for central heating and hot water.

Postcode

Council Tax

EPC

Tenure

DH6 5NL

Band G

Rating G

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)









# Finest

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