

# The Manor House

WEST END | SEDGEFIELD | COUNTY DURHAM



**FINEST**  
PROPERTIES



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A splendid Grade II\* Listed mansion house offering a  
wealth of possibilities in an affluent market town

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A1 (M) Junction 60 2.6 miles | Durham City Centre 10.8 miles

Darlington Railway Station 11.7 miles | Teesside International Airport 11.8 miles

Newcastle City Centre 28.9 miles | Newcastle International Airport 35.3 miles







## The Property

The Manor House is a handsome and striking Grade II\* Listed property in the heart of thriving and desirable Sedgefield. This classic Queen Anne mansion house was originally built in 1707 by a London judge who presided in the North East. Over the years, The Manor House served a number of fascinating roles, from entertaining hunting parties, to hosting council offices and a magistrate's court. Today, the property offers premium offices and event space, catering to anyone looking for an extra touch of style and elegance. The expansive nature of the property, combined with the fabulous location, may well catch the eye of anyone wishing to develop a boutique hotel.

The expansive layout covers four floors, with versatile space throughout. The imposing front entrance with gorgeous decorative surround opens to a wide and welcoming reception hall. A rear lobby provides direct access to the hugely generous car park at the rear of the property. Event space includes the fabulous Old Court Room which spans the full depth of the property and is currently configured as a bright and airy dining hall with lovely parquet wood flooring and twin stone fireplaces. Further spacious rooms provide a host of possibilities across the ground floor.



The grand staircase with wide newel posts and bannister along with elegant turned spindles and balustrades rises with a turn to the first floor. Both the reception hall and the first floor landing are bathed in natural light from the huge arched Venetian Palladian window that overlooks the staircase. Another six flexible rooms offer great space on this floor. Both the ground floor and first floor also have extensive WC facilities to serve any number of occupants. A second staircase climbs to the second floor with seven further rooms and a generous coffee room. The elevated position brings views over the market town to the racecourse and countryside beyond.

The lower ground floor can be accessed both internally or externally and showcases the origins of the property, with many original features and exposed stone. Sympathetic renovation has been carried out to retain the character of the original structure whilst creating elegant and fashionable spaces that make use of features including the huge old fireplaces and inglenooks. There is even a cosy bar area tucked away to escape at the end of a busy day.





## Externally

Splendid pillared gates open to pretty and easily-maintained gardens before stone steps lead up to the front entrance of The Manor House. To the rear is an expansive car park that can accommodate all the parking needs of all occupants and visitors of the property.

### Agents Note

The sale of The Manor House will be subject to VAT at the prevailing rate, with VAT applied to the sale price.



## Local Information

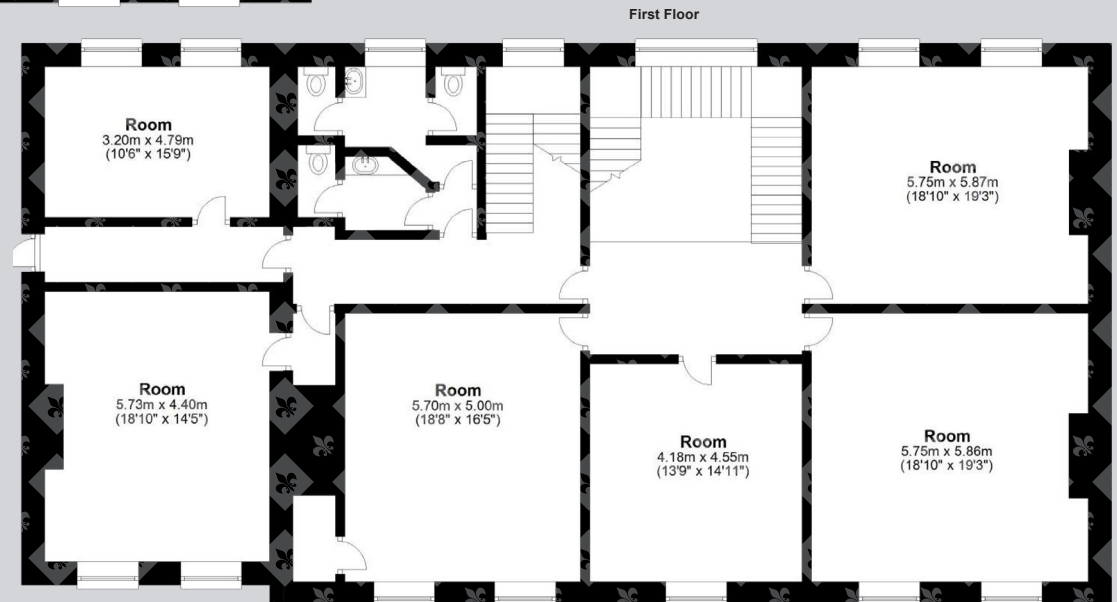
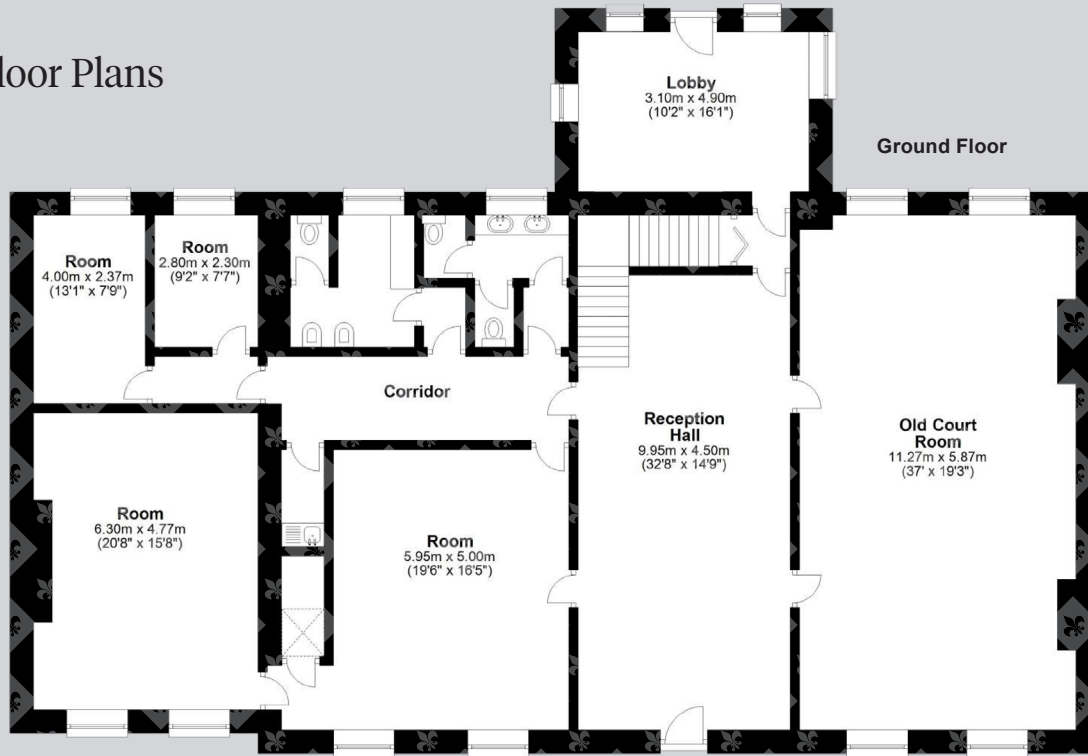
The Manor House is located in the heart of the desirable and affluent market town of Sedgefield. The town benefits from a range of independent retailers, public houses and excellent dining opportunities. There is a thriving and active Community Association with numerous clubs and societies available for all interests. The surrounding area is perfect for outdoor enthusiasts; there are several golf clubs within easy reach and Sedgefield Racecourse is nearby.

Nearby towns such as Newton Aycliffe and Bishop Auckland provide a variety of professional, retail and recreational services. Durham and Darlington city centres, are also within easy reach, providing comprehensive cultural, educational and shopping facilities. The property is well-placed for the Durham Dales and both the North York Moors and Yorkshire Dales National Parks.

For schooling there is Sedgefield Primary School, whilst Sedgefield Community College is rated "Outstanding" by Ofsted. There are further primary schools and secondary schools available in the surrounding villages and towns. There are several 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 Teesside, 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 Teesside International Airport and Newcastle International Airport are within easy reach.

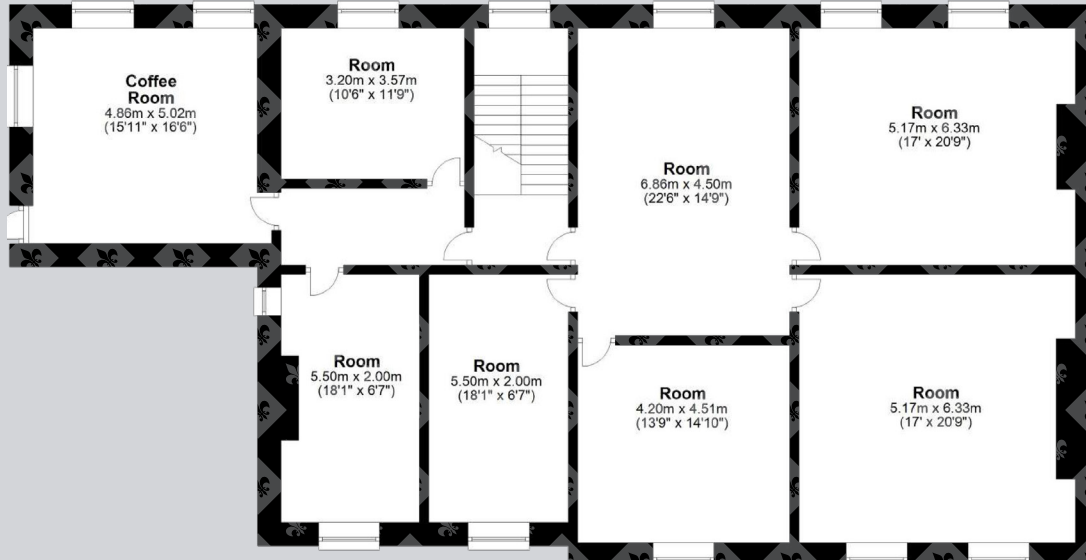
# Floor Plans



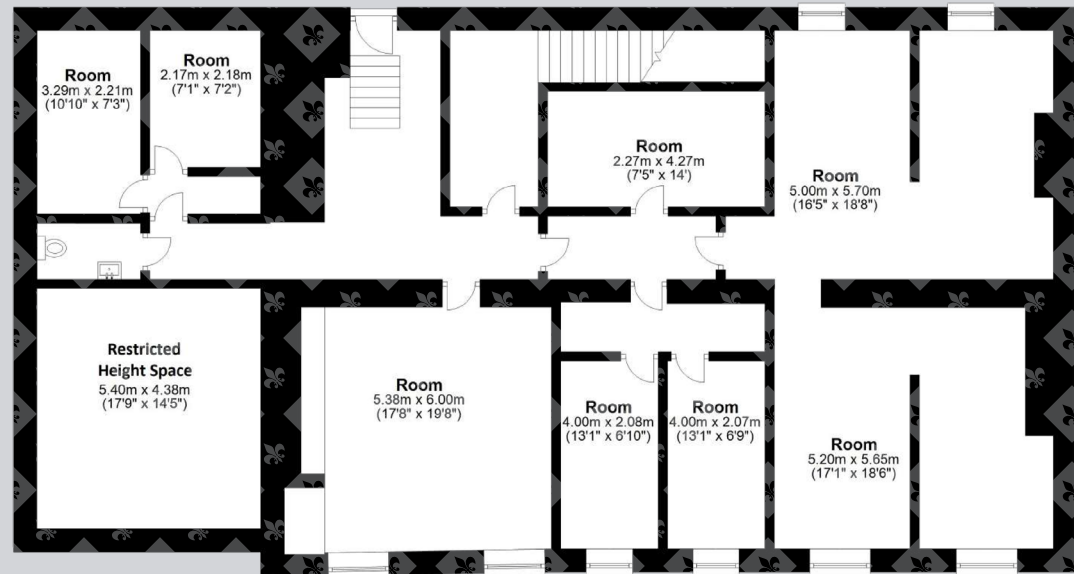
Total area: approx. 933.3 sq. metres (10045.6 sq. feet)



Second Floor



Basement



## Directions

From the A1 (M) exit at junction 60 and head east onto the A689 signposted Teesside, Hartlepool, Sedgfield. After 1.9 miles, at the roundabout take the third exit (signposted Sedgfield) onto Station Road. The road loops around and crosses back over the A689.

Follow Station Road for 0.5 miles into the middle of Sedgfield and The Manor House is on the left-hand side.

Google Maps

what3words



///renewals.commutescenes

## 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, gas, water and drainage. Three gas boilers for central heating.

Postcode

Council Tax

EPC

Tenure

TS21 2BW

Business Rated

Rating C

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





**ROBERT  
WRIGHT**

1666 - 1739

JUDGE OF THE COMMON PLEAS  
FROM BLOOMSBURY, LONDON.

BUILT THIS MANSION HOUSE IN  
1707, AND LIVED HERE BEFORE  
LEAVING FOR CAROLINA  
TO BE CHIEF JUSTICE  
OF THE COLONY  
FROM 1725.



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**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

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of distinctive property*

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