

Town Kelloe | County Durham

Kelloe Hall South





Accommodation in Brief

Lower Ground Floor

Cellar

Ground Floor

Hall | Sitting Room | Conservatory | Kitchen | Dining Room

First Floor

Drawing Room/Bedroom | Bedroom | Shower Room

Second Floor

Three Bedrooms | Bathroom

External

Front Patio | Rear Gardens | Outdoor Seating Area | Two Sheds
Extensive Additional Gardens | Outbuildings | Communal Parking





The Property

Kelloe South Hall is an attractive and expansive property forming part of Kelloe Hall and surrounded by glorious County Durham countryside. The original hall dates back to the early-mid 18th century, possibly incorporating an even earlier structure. Kelloe Hall is the reputed site of the home of one of Durham's Prince Bishops, Richard de Kellaw, in the fourteenth century, as well as being a courthouse after the civil war. The Hall was later owned by the Londonderrys in the nineteenth century. The history of the Grade II Listed building is reflected in the elegant lime-rendered brick and rubble construction beneath a Welsh slate roof and a host of period features. Thoughtful updates have created beautiful living spaces, and the property further benefits from a pleasant garden, further generous additional garden adjacent, and countryside views.

The property is within easy reach of Durham City Centre and all nearby amenities, providing a perfect commuter home for a host of businesses and major local employers such as Durham Hospital. Durham offers a remarkable range of cultural opportunities including the magnificent cathedral and castle.

The front door opens to a hallway and onwards to the welcoming central hall, leading to the ground floor accommodation, a wide and elegant staircase to the first floor and concealed access to the cellar. The expansive sitting room sits to the rear with a grand fireplace housing a woodburning stove. The high ceiling adds to the sense of space and the room is filled with natural light from glazed double doors that open to the beautiful conservatory. This is a hugely attractive place to relax or entertain with views drawing the eye down the private rear garden, through a thoughtfully positioned hedge arch to the countryside beyond.





The kitchen and dining room are positioned to the front elevation and flow together naturally with tumbled slate flooring running throughout. A striking inglenook with range cooker and attractive wooden cabinetry with creates a traditional country house atmosphere that perfectly represents the property. The dining room has ample space for a large table and chairs and an original cast iron range to one side.

The spindled staircase rises gently to a half landing with a wonderful window seat overlooking the rear garden and the landscape beyond, then continues to the spacious first floor landing. Another reception room is located on the first floor to make the most of the elevated position. This inviting drawing room features a window seat, again with magnificent views, and an impressive stone fireplace with a woodburning stove. This room could become a fifth bedroom should it be required. There is a bedroom on this floor with an adjacent shower room with suite comprising walk-in shower, wash hand basin and WC.



A second staircase leads up to the second floor and three lovely bedrooms. Each room has a soaring vaulted ceiling with exposed ceiling beams bringing space and character. The décor is tasteful and relaxing, with neutral colour palettes bathed in an abundance of light. The views from the bedrooms are truly splendid. These bedrooms are served by a stunning bathroom with contemporary suite comprising freestanding rolltop bath, separate shower, wash hand basin and WC, all wrapped in gleaming tiling.





Externally

Kelloe Hall South benefits from extensive gardens that offer outstanding outside space in which to enjoy the unspoiled surroundings. A patio area at the front of the house has room to sit amongst colourful plantings. The rear garden stretches away from the conservatory with mature hedging providing privacy. A pathway runs through the lawns to a hedge arch. Passing through the arch leads to a further garden with two sheds and a seating area. Panoramic views sweep across open countryside.

A few steps from the house and garden is a separate large garden which extends to another 0.25 acres. Lawns roll between mature trees bringing shelter and peace. Brick-built outbuildings and a raised brick planting area will appeal to keen horticulturalists.



Local Information

Town Kelloe 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 Coxhoe and Sedgfield 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.

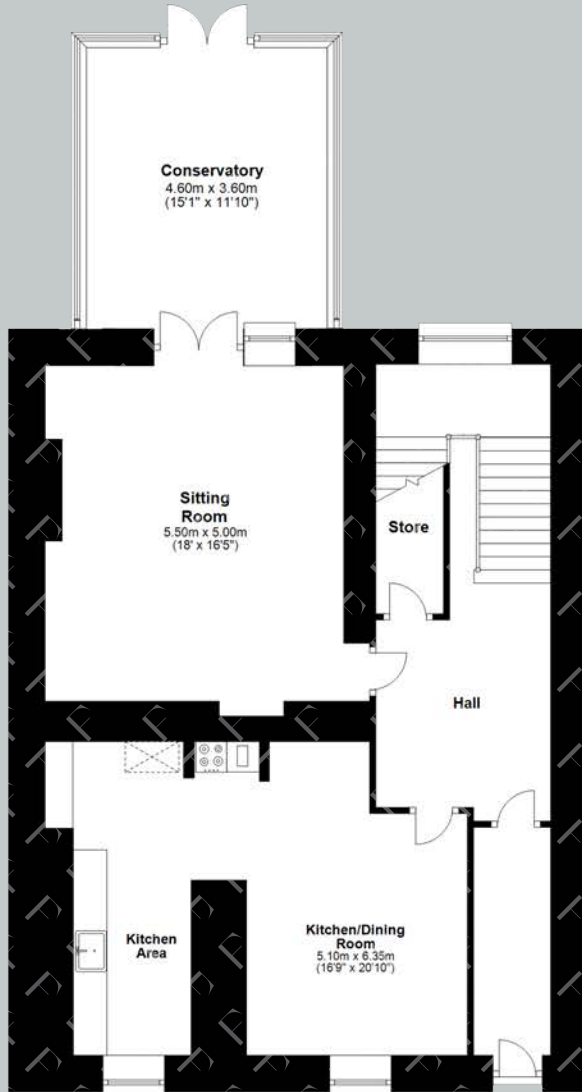
The extraordinary Durham Cathedral dominates the skyline with the Norman Durham Castle facing it across the Palace Green. To the north of the castle is the 13th century medieval Crook Hall. South of the river, Durham University offers a Botanic Garden with woodland and tropical plants, and the Oriental 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. Durham offers a wide choice of primary and secondary schools together with a choice of private day and boarding schools.

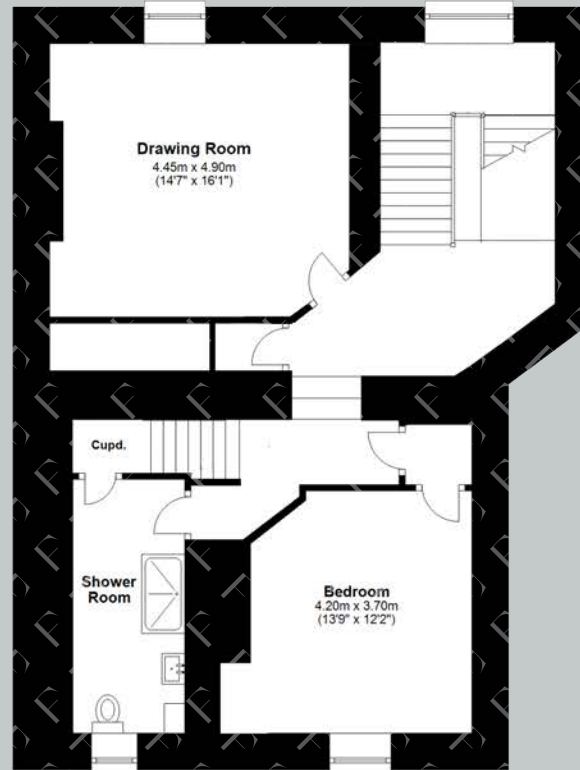
For the commuter, there are good road connections to Durham City Centre, Newcastle, Tyneside and Wearside. The A1(M) provides access north and south. The rail stations in Darlington in Durham offer main line services to major UK cities north and south. Both Newcastle International Airport and Teeside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



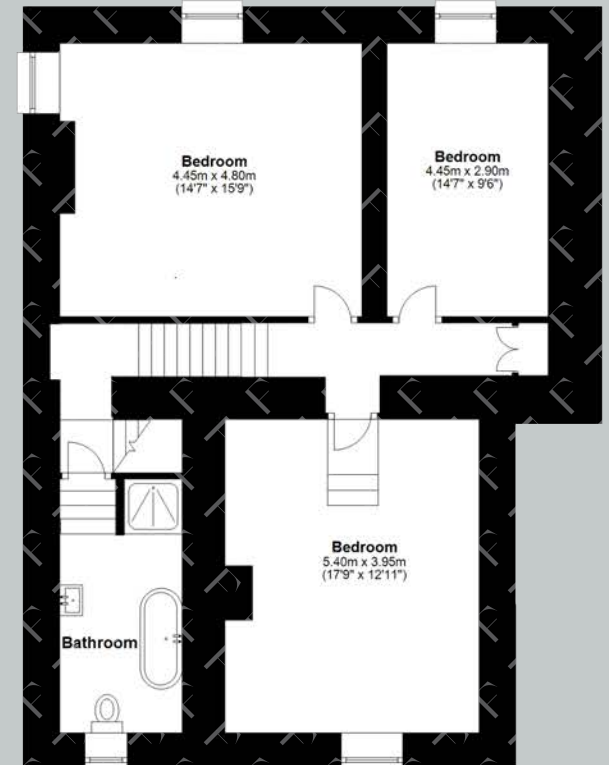
Floor Plans



Ground Floor



First Floor



Second Floor

Total area: approx. 227 sq. metre (2982 sq. feet)

Google Maps

what3words



///senior.charcoal.treaty

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. Drainage to septic tank.

LPG-fired central heating.

Postcode

Council Tax

EPC

Tenure

DH6 4PR

Band E

Exempt

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.