

# Langley Old Hall

SLEETBURN LANE | LANGLEY MOOR | COUNTY DURHAM



**FINEST**  
PROPERTIES



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A charming country house of historical significance with  
striking façade and modern interior

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Durham 2.4 miles | A1 Junction 62 4.6 miles | Newcastle City Centre 19.7 miles  
Newcastle International Airport 24.8 miles









## Accommodation in Brief

### Ground Floor

Entrance Hall | Sitting Room | Drawing Room | Dining Kitchen  
Utility Room | Playroom/Study | WC

### First Floor

Principal Bedroom with En-suite Bathroom  
Second Bedroom with En-suite Bathroom  
Third Bedroom with Adjacent Shower Room

### Second Floor

Two Bedrooms | One En-suite | Study Area

### Externally

Driveway Parking | Gardens









## The Property

Langley Old Hall is a magnificent Grade II Listed country house. Originally constructed circa 1700 with mid-19th century additions, the property is included as a notable building in Pevsner's 1953 architectural guide to County Durham. The house has been sympathetically renovated and updated to create a stylish home with elegant period features and contemporary touches. The front elevation is striking with a sandstone front façade and Welsh slate roof.

Arranged over three floors, the accommodation is spacious and characterful with reception rooms on the ground floor. Upon entering the property, the generous vestibule showcases the Grade II Listed staircase from the 18th century. The beautiful drawing room and sitting room are of Georgian style and proportions, both with twin sash windows and historic fireplaces. The impressive open plan kitchen dining area generously accommodates a large bespoke Herrington Gate kitchen with an Aga at its centre and two dining areas, making it a flexible family living space. Adjacently, there is an additional reception room which could be used as a playroom or study, and a utility room and WC.

The beautiful central staircase and generous landing leads to the first floor where there are two large double bedrooms and two large en-suite bathrooms comprising jacuzzi and roll-top baths and separate showers. A third double bedroom with an adjacent shower room offers privacy off the staircase. Onto the spacious second floor, which has currently undergone a renovation of two double bedrooms an en-suite and study area, the superb private space features a vaulted ceiling, exposed beams and roof windows. The interior throughout is accented by original floorboards, shutters, window seats and period doors.

















## Externally

Langley Old Hall is approached through a fenced graveled driveway with parking for up to four cars. The ornate sandstone early 18th century gate piers are Grade II Listed and strikingly frame the house with a sandstone wall. The stunning garden is presented as a cottage garden with a romantic mix of perennials, flowering shrubs and climbers with a contrasting lawn. The enclosed side garden is a sheltered suntrap with a barbecue and seating area for entertaining.







## Local Information

Langley Old Hall sits on the edge of the village of Langley Moor in rural County Durham, yet is extremely convenient for the main infrastructure of the North East. The village lies close to the historic city of Durham and is within easy reach of Newcastle. For day to day amenities, the village is well served by a variety of shops along with public houses. There are two primary schools and a nursery in the village. The vibrant and historic university city of Durham is close by. 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 Romanesque 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 picturesque Durham Heritage Coast is only a short drive away offering stunning walks with wild cliffs, dunes and views out across the North Sea. To the west lies the North Pennines Area of Outstanding Natural Beauty (AONB) and all the outdoor opportunities it has to offer.

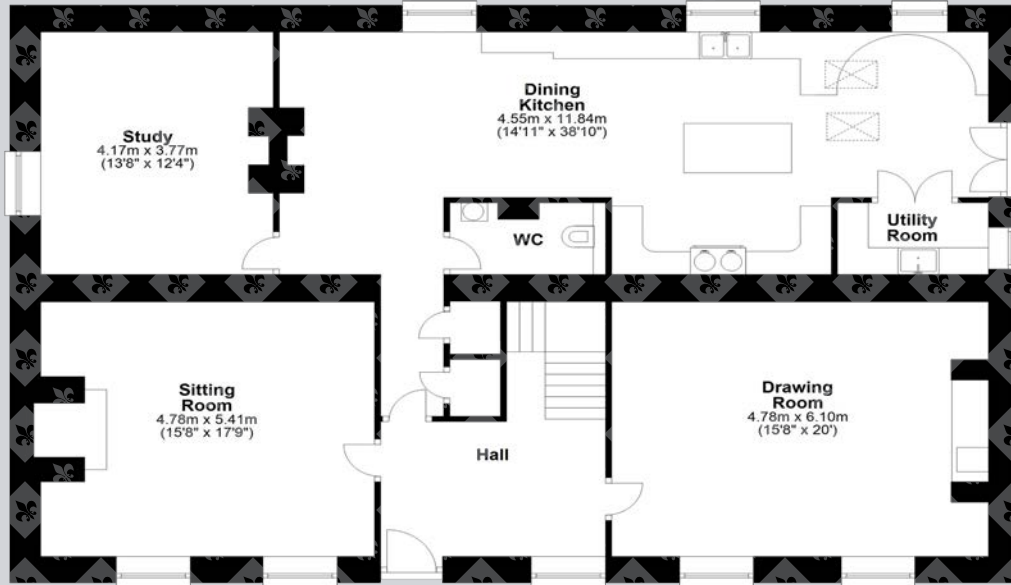
The thriving city of Newcastle is within easy reach and offers a further range of cultural, educational, professional, recreational and shopping facilities. For the commuter, the A1 provides good access to Durham City, Gateshead, Newcastle City Centre and Newcastle International Airport. The railway station at Durham provides mainline rail links north and south with regular fast services to London and Edinburgh.



# Floor Plans



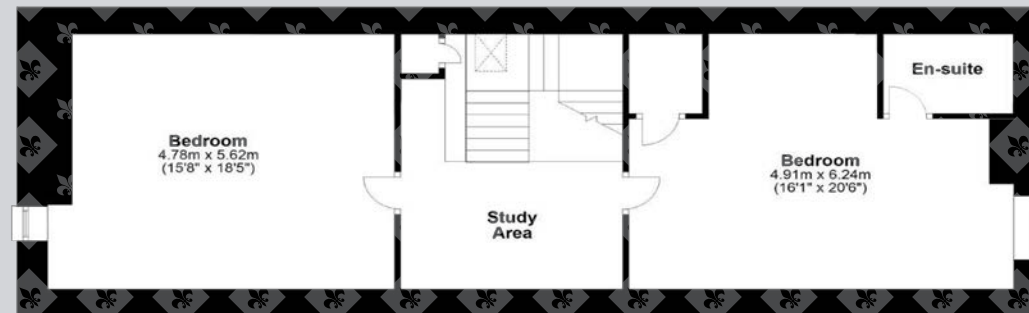
Ground Floor



First Floor



Second Floor



Total area: approx. 356.2 sq. metres (3834.5 sq. feet)



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, gas, water and drainage. Gas-fired central heating.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

DH7 8LQ

Band E

Exempt

Freehold

## Viewings Strictly by Appointment

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Mangley  
Old Hall





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of distinctive property*

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