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PROPERTIES

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Rectory Lane | Wolsingham | County Durham

Demesne Hall





Accommodation in Brief

Lower Ground

Cellar

Floor Ground Floor

Entrance Vestibule | Central Hall | Drawing Room | Sitting Room | Dining Room
Kitchen & Breakfast Room | Garden Room | Office | Study | Ground Floor WC

First Floor

Principal Bedroom with En-suite Bathroom | Four Bedrooms with En-suite Facilities
Two Further Bedrooms | Bathroom | Loft

Annexe

Private Entrance | Sitting Room | Dining Room | Kitchen/Breakfast Room
Utility Room | WC | Bedroom with En-suite Shower Room | Three Further Bedrooms
Bathroom | Loft

Externally

Landscaped Gardens & Grounds | Outdoor Seating Areas
Raised Sun Terrace | Extensive Garaging | Driveway & Parking





The Property

Demesne Hall is a magnificent Grade II Listed period property resting in extensive landscaped gardens and grounds with a wealth of historical interest. The property has been extended and developed over the years and today includes a beautiful and substantial annexe offering hugely flexible accommodation; interested parties may wish to retain the configuration of two separate and private properties, or could create a single expansive home.

The property dates back to 1848 when it was originally built as a rectory. The elegant construction of hammer-dressed sandstone ashlar beneath a Welsh slate roof remains as beautiful today as ever. A host of character features have been retained and the property features soaring high ceilings, decorative coving and cornicing and striking fireplaces that all reflect the history of Demesne Hall.

The main house has a wide and welcoming central hall flowing to the principal accommodation. The splendid reception rooms ranged across the front elevation. The drawing room, sitting room and dining room all have wonderful bay windows that frame views over the gardens and illuminate the vast open spaces. The rooms offer a versatile mix of entertaining and relaxing areas. In addition, the garden room is a delightful room to spend time with guests and family, or simply to take in the gardens. The kitchen has a huge range of fitted cabinetry with an abundance of storage and work space. The adjoining breakfast room has plenty of space for casual dining. The ground floor also has a study and an office, providing the opportunity to keep home life and work entirely separate.





The grand staircase rises via a half landing to the first floor, where there are seven bedrooms with varying outlooks. A separate second staircase also leads to the upper hall. The principal bedroom has a fantastic dual aspect and is served by a well-appointed en-suite bathroom with bath, separate shower, wash hand basin and WC. Four further bedrooms also have en-suite facilities, whilst the remaining two bedrooms are served by the elegant family bathroom. A freestanding bath sits centrally, with a separate shower, wash hand basin, WC and heated towel rail all surrounded by tasteful tiling.

The annexe accommodation is all arranged across a single floor, offering excellent accessible living. The annexe can be fully closed off from the main house as it includes private entrances, but internal doors allow flexible use in tandem with the original hall.



The impressive and spacious accommodation within the annexe includes an expansive sitting room, dining room and the kitchen/breakfast room. A utility room offers further practical storage and work space, and is cleverly positioned to serve both the annexe and main house as needed. There are four bedrooms, including the principal with en-suite shower room. A bathroom serves the remaining three bedrooms.





Externally

The gardens and grounds surrounding the property are the perfect match for the grand hall, extending in all to around 1.62 acres. The pillared and gated entrance offers a suitably striking arrival, with the driveway curving gently to the property. There are four garages within the garaging block and parking for any number of vehicles when hosting visitors.

Manicured lawns stretch to the south and west sides of the grounds, with gravelled pathways to stroll amongst the varied species of mature trees, colourful shrubs and plantings and beautifully maintained hedging. A pretty terraced area of the garden sits under sheltering trees, whilst a greenhouse and shed will appeal to the keen horticulturalist.

Tucked behind the annexe is an easily-maintained courtyard with gravelled and flagged areas offering plenty of space for al fresco dining, entertaining and playing. A raised sun terrace overlooks the courtyard.



Local Information

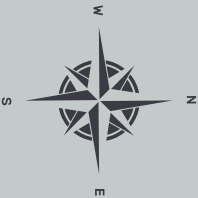
Wolsingham is a charming Dales market town situated by the River Wear on the edge of the unspoiled North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and the stunning surrounding scenery is linked by a network of public footpaths, ideal for walking and cycling. The small market town remains much as it did hundreds of years ago and the annual Wolsingham Agricultural Show on the first weekend in September, which was established in 1763, is one of the oldest shows in the country.

Wolsingham provides a good range of everyday facilities including doctors and dentist surgeries, chemist, independent grocers and other local businesses. For schooling the village offers Wolsingham Primary School and Wolsingham School & Community College. Further private schools are available in nearby Barnard Castle, Durham and Newcastle. The local senior school has an excellent range of sports and fitness facilities available for the local community. Nearby Consett and Bishop Auckland provide further professional, retail and recreational services. While Durham and Newcastle city centres, which are also within easy reach, provide comprehensive cultural, educational and shopping facilities.

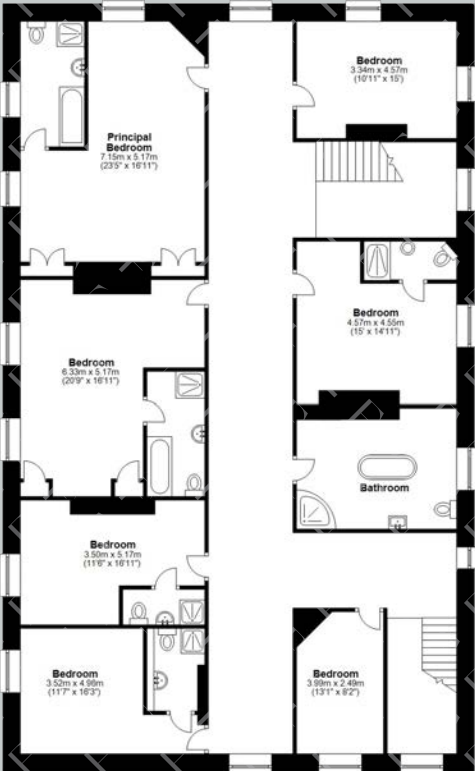
For the commuter Wolsingham is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by rail. Newcastle International Airport and Durham Tees Valley Airport are both within easy reach.



Floor Plans



First Floor



Total area: approx. 747.7 sq. metre (8048.6 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 throughout house and annexe.

Postcode

Council Tax

EPC

Tenure

DL13 3AJ

Band G

Rating Exempt

Freehold

Viewings Strictly by Appointment

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