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PROPERTIES

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Broomshields Hall

Satley | Bishop Auckland | County Durham





Accommodation in Brief

Lower Ground Floor

Wine Cellar | Storerooms

Ground Floor

Reception Hall | Library | Snug | Drawing Room | Music Room
Kitchen/Dining Room | WC | Laundry Room | Boot Room/Dog Room
Sitting Room | Gardner's WC

First Floor

Galleried Landing | Principal Bedroom with En-Suite
Bedroom Two with En-Suite | Bedroom Three with En-Suite and Dressing Room
Bedroom Four | WC | Family Bathroom

Gardener's Cottage

Kitchen/Sitting Room | Bedroom | Bathroom
Artist Studio with Kitchen Area

Externally

Double Garage | Tennis Court | Lake | Large Woodshed
Two Summerhouses | Gardens of approx. 6 Acres | Woodlands of approx. 12 acres





The Property

Hidden away in the quiet beauty of the Durham Dales, Broomshields Hall is an exceptional Grade II listed country house, notable for its architectural pedigree, far-reaching countryside views and beautifully landscaped grounds. Its position is remarkably peaceful and set amongst a wildlife-rich landscape, but it also offers the convenience of being within easy reach of Durham and Newcastle-upon-Tyne. The hall offers over 6,700 sq. ft. of versatile accommodation, thoughtfully renovated to preserve its historic character while introducing comfort, artistry and function across every level.

At its core, the main hall is dignified but welcoming, with original wood mouldings, decorative architraves with a carved oak staircase rising through the house. This hall guides you through a series of elegant reception rooms, each fitted with wood-burning stoves, adding both character and comfort throughout the seasons. The drawing room features an open fireplace, dual-aspect garden views, and a glazed door leading directly onto the south-facing parterre. The snug is richly panelled with original carpentry and warmly atmospheric, with a log-burning stove set into a decorative timber surround. At the far end of the house, the sitting room offers a more secluded retreat, with a handsome fireplace, sash windows overlooking the garden, and a glazed door opening onto a landscaped terrace with a small pond and fountain.

The kitchen is both functional and beautifully composed, with hand-built cabinetry, marble countertops, and a blue four-oven AGA forming the centrepiece. A central island incorporates an integrated drinks fridge, while additional high-end appliances include a second NEFF oven, dishwasher, and full-height Miele fridge, seamlessly built in. A walk-in larder provides further storage, and a large adjoining laundry completes the domestic wing. From here, a back hall leads to the garden, cloakroom and boot room, with a further WC and practical storage along the way.





Upstairs, four generously sized double bedrooms unfold across the first floor, each with its own outlook over the landscaped grounds. Three feature en-suites with high quality fixtures and fittings by Fired Earth, Imperial or Villeroy & Boch. The principal suite enjoys a south-facing aspect, a luxurious en-suite with a freestanding bath set within bespoke cabinetry and a separate dressing room. A fourth family bathroom sits alongside the remaining bedroom, and all are finished with a quiet elegance that matches the tone of the house.

A lower ground floor provides excellent storage, with several storerooms and a vaulted wine cellar.











The Gardener's Cottage

Within the walled kitchen garden, the Gardener's Cottage provides beautifully finished ancillary accommodation, comprising a spacious double bedroom, private sitting room, bespoke kitchen, and a bathroom with both a freestanding bath and rainfall shower. Forming part of the same footprint is a striking, high-ceilinged art studio. It was originally the estate's garage but is now fully insulated and thoughtfully converted, with timber flooring, a Jøtul wood-burning stove, and its own kitchen area. This versatile space is ideal for creative use, home working, or as a self-contained holiday let (subject to any necessary consents).

Agents Note

There are no maintenance fees, though an annual contribution is required for the upkeep of the private driveway, which is shared with two neighbouring properties. There are no other public rights of way or access across the property.







Externally

Broomshields Hall stands within approximately 6 acres of landscaped, south-facing gardens, with every window enjoying an open outlook across the grounds or surrounding countryside. The house itself faces directly onto the formal garden area, laid out as a series of planted 'rooms' defined by clipped yew and box hedging. These include a koi pond with a fountain, specimen trees, and a rose garden featuring over sixty varieties, complemented by ornamental shrubs and structured beds. A broad expanse of lawn offers an ideal setting for summer croquet. Wildlife is abundant across the grounds, with barn owls, tawny owls, deer, and herons regularly spotted.

Adjoining the Gardener's Cottage, the walled kitchen garden is both productive and ornamental, home to espaliered fruit trees, herbs, and a cutting garden. It is served by a traditional Alitex greenhouse, a small tool shed, and a collection of well-maintained outbuildings including a large garage with an EV charging point and space for two vehicles, a machinery and tractor shed, a generous working wood store, chicken coop, and a fully fenced double dog kennel.



To the lower edge of the gardens, a broad paddock planted with specimen trees overlooks a tranquil lake and the all-weather tennis court. The lake forms a peaceful centrepiece, complete with a timber jetty and rowing boat. Two summerhouses offer quiet corners to take in the surroundings, while beyond the gardens, is a further 12 acres of private woodland. Clipped grass paths lead through a varied landscape of trees and three additional wildlife ponds, creating a scenic walking route rich in seasonal interest and birdlife. Over 30 bird boxes are positioned throughout the grounds encouraging a rich variety of species and drawing nature into every corner of the estate.





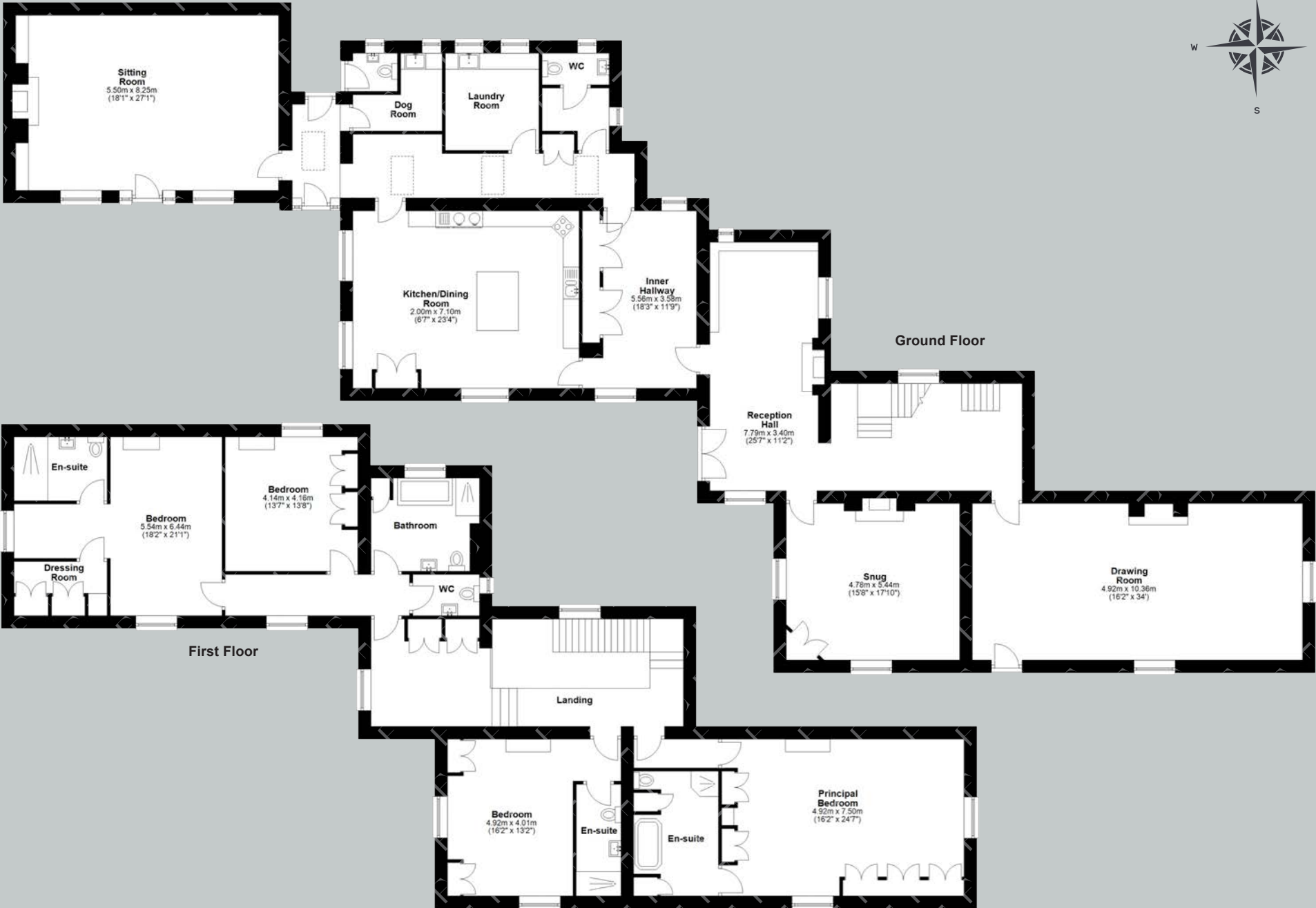
Local Information

Broomshields Hall is on the edge of Satley, a peaceful rural village in County Durham, surrounded by rolling farmland and scenic walking routes. It offers easy access to nearby attractions including Hamsterley Forest, the Weardale Valley and the historic city of Durham. Ideal for nature lovers, the area is known for its wildlife, woodlands, and unspoilt countryside. Local amenities within Satley are limited but nearby towns such as Lanchester, Wolsingham and Durham offer a wider range, including entertainment, supermarkets, healthcare facilities, and retail shops.

The property is well placed for access to several highly regarded schools. Notable private options include Durham School (ages 3-18) and Barnard Castle School, both offering excellent academic and co-curricular provision. Wolsingham School and Durham Johnston Comprehensive are also within easy driving distance.

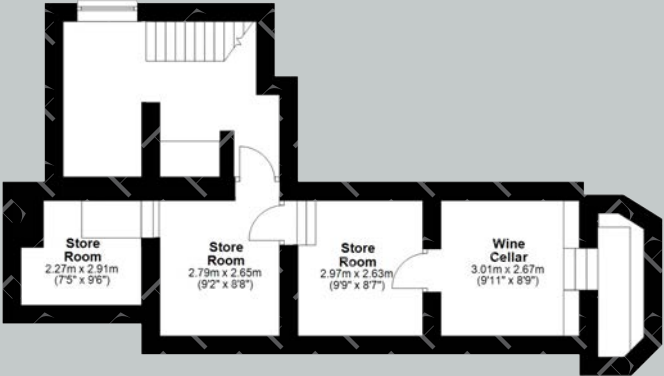
Satley offers peaceful rural living with convenient commuter links. Durham is just 15 minutes by car, providing access to mainline rail services to Newcastle, York, and London. Newcastle city centre and airport are also within easy reach.

Floor Plans

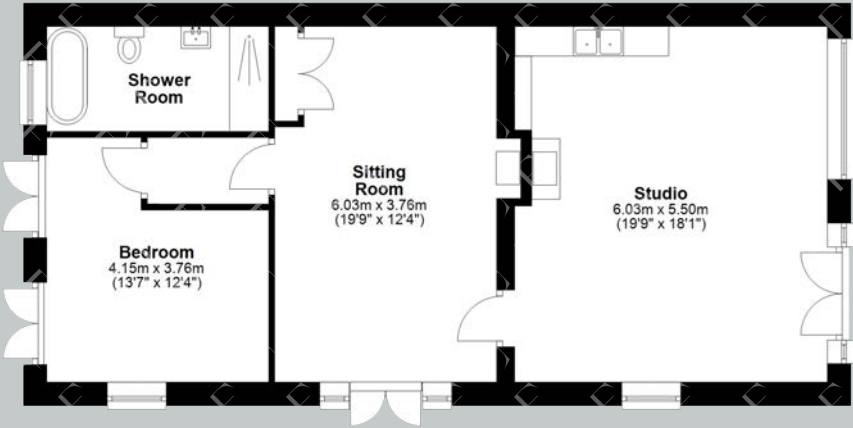


Total area: approx. 535 sq. metre (5754 sq. feet)

Floor Plans



Lower Ground Floor



Ground Floor



Total area: approx. 129.7 sq. metre (1396.2 sq. feet)

Google Maps

what3words



///woodstove.rushed.village

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

Broomshields Hall is connected to mains electricity and water, with LPG-fired central heating and drainage via a private septic tank. High-speed broadband is provided through a Starlink satellite system.

Postcode

Council Tax

EPC

Tenure

DL13 4HW

Band G

Rating F

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





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15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

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