

LAING HOUSE, HIGH LING CLOSE, HASWELL

Durham, DH6 2BY



AN EXCEPTIONAL LIFESTYLE AND EQUESTRIAN PROPERTY

Local Authority: Durham County Council
Council Tax band: E
Tenure: Freehold

			EPC
5	4	2	B

Summary of accommodation:
Reception Hall | Sitting Room & Dining Room | Breakfast Kitchen | Utility Room | Cloakroom | Principal Bedroom Suite with Dressing Room and En Suite | Four Further Bedrooms
Family Bathroom | Two Further En Suites
Double Garage | Extensive Parking | Stable Yard | Five Monarch Stables | Tack Room and Ancillary Buildings | Three Holiday Cottages



THE PROPERTY

Laing House is an impressive detached country residence occupying a private position on the edge of Haswell, set within approximately 17.7 acres of gardens, paddocks and grazing land. Combining substantial family accommodation with excellent equestrian facilities and three established holiday cottages, it presents a rare lifestyle and business opportunity in an accessible County Durham location.

The house offers generous accommodation across three floors, with spacious reception rooms, quality fittings and abundant natural light throughout. Further enhancing its appeal is an extensive range of ancillary buildings including stabling, garaging and holiday accommodation, providing excellent scope for equestrian, business and leisure pursuits.





THE PROPERTY

Designed for both family life and entertaining, the accommodation is exceptionally well proportioned throughout. The heart of the home is the impressive breakfast kitchen, featuring extensive fitted cabinetry, quality work surfaces and a substantial central island.

The principal reception room enjoys a dual-aspect outlook, direct garden access and a traditional inglenook fireplace, while the adjoining dining area provides an elegant space for entertaining. A utility room, cloakroom and excellent storage complete the ground floor.

The first floor offers a principal bedroom suite with dressing room and en suite, a second en suite bedroom, further bedroom and a family bathroom. On the second floor, an additional bedroom suite and versatile fifth bedroom/sitting room enjoy far-reaching countryside views. Underfloor heating runs throughout the property.





EXTERNALLY

Gardens & Grounds:

The grounds extend to approximately 17.7 acres and provide an ideal setting for equestrian and rural pursuits. Electric wrought-iron gates open onto a long private driveway, leading to extensive parking and garden with mature trees and established planting. A large timber decked terrace provides excellent outdoor entertaining space, while beyond the gardens are enclosed paddocks and grazing fields with field shelters and direct access to the stable complex.

Equestrian Facilities & Holiday Cottages:

A significant feature of Laing House is its excellent range of equestrian facilities, including five Monarch stables, a large tack room, kitchenette, utility facilities, cloakroom and double garage.

The property also benefits from three attractive two-bedroom holiday cottages, each offering modern open-plan accommodation, private outdoor space and dedicated parking. Currently operated as successful holiday lets, they provide an established income stream and further enhance the property's lifestyle and business appeal.





SITUATION

Laing House enjoys a convenient position near the village of Haswell, with easy access to Durham City, Sunderland and Newcastle upon Tyne. The area benefits from excellent road links via the A1(M) and A19, while mainline rail services from Durham provide connections to Newcastle, York and London.

Surrounded by attractive countryside with excellent opportunities for riding, walking and outdoor pursuits, the property combines rural living with excellent accessibility.

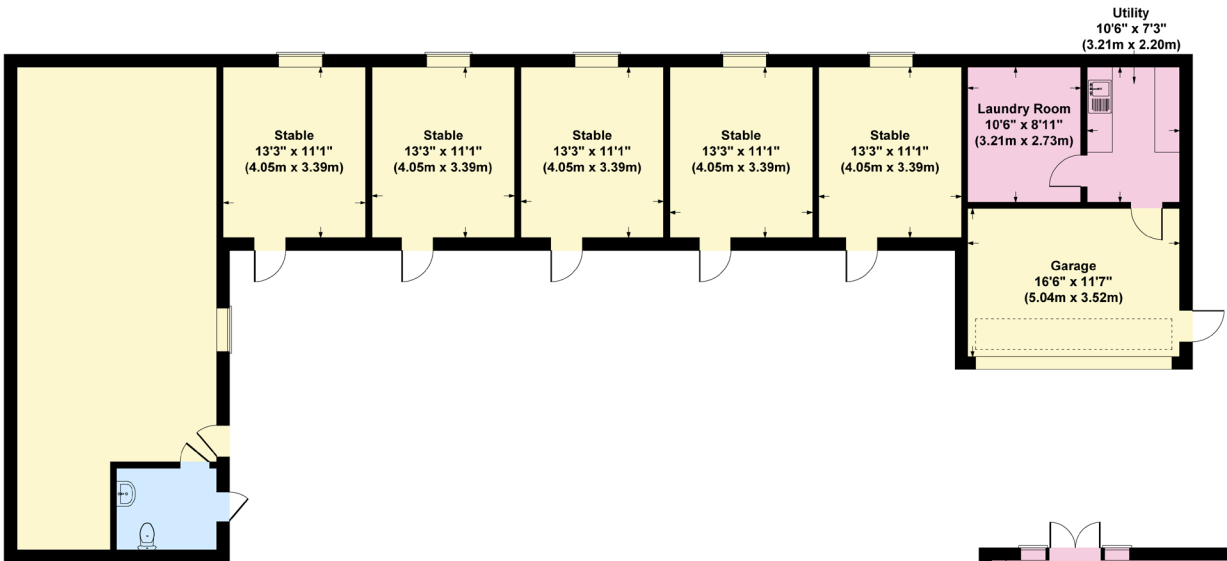
Tenure, Services & Council Tax:

Freehold • Mains water and electricity • Council Tax Band E

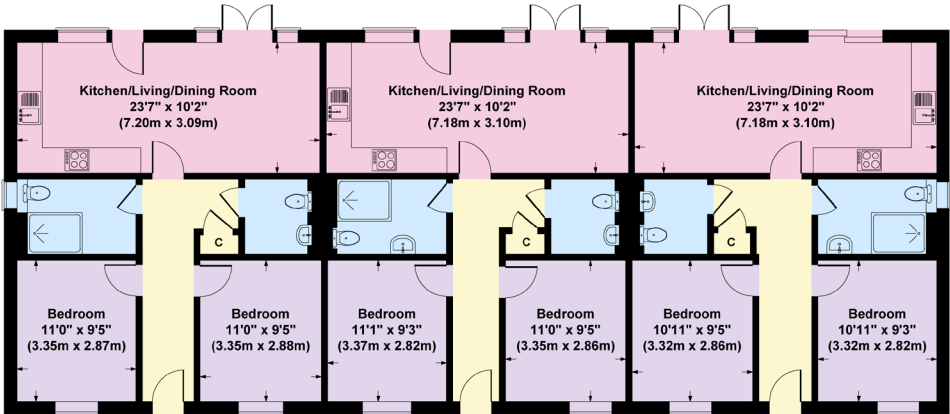
EPC Ratings:

Laing House – B (81) • 1 Laing Cottage – D (68) • 2 Laing Cottage – D (68) • 3 Laing Cottage – D (66)





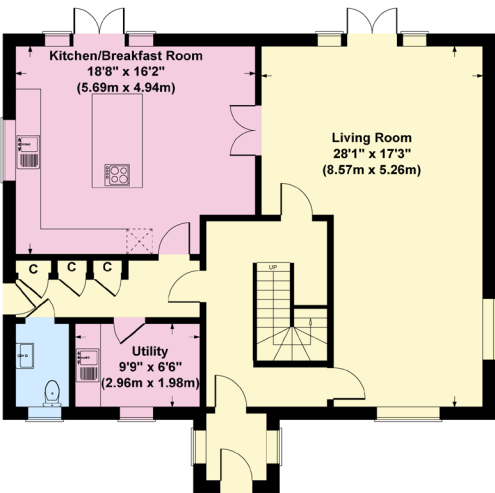
OUTBUILDING



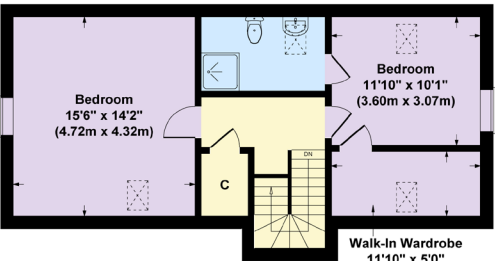
COTTAGE 3

COTTAGE 2

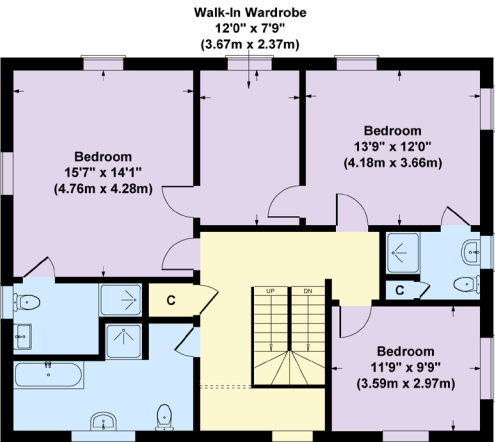
COTTAGE 1



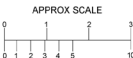
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA
House - 2648 sq ft - 246 sq m
Cottage - 2002 sq ft - 186 sq m
Outbuilding - 1733 sq ft - 161 sq m
Total - 6383 sq ft - 593 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

Laing House, Haswell

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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