



Coves House  
Wolsingham | County Durham

 FINE & COUNTRY

  
MERIT ESTATES

# COVES HOUSE

Coves House is an exceptional Grade II\* listed country residence occupying a wonderfully private and picturesque position overlooking the beautiful Weardale countryside.

Rich in history, character and architectural interest, the property provides substantial and highly versatile accommodation together with a collection of ancillary buildings, secondary accommodation and approximately 6.18 acres of gardens, grounds and paddocks.

The house has been sensitively restored and improved by the current owners, retaining a wealth of period features whilst creating a comfortable and characterful family home. Alongside the principal residence are Stables Cottage, a converted former stable block and a substantial event venue/bunkhouse, providing considerable flexibility for multi-generational living, working from home, guest accommodation or potential income-producing uses.

For purchasers requiring a larger country holding, further adjoining land is available by separate negotiation.

## **Coves House**

Six Bedroom Family Home with period features throughout

## **Additional Accommodation & Buildings**

Stables Cottage | Converted Farm Office/Cottage Annexe | Event Venue & Bunkhouse | Garages | Workshop | Gardens & Grounds | Paddocks



# COVES HOUSE

## Coves House

The principal house provides substantial accommodation arranged predominantly over two floors, with additional attic rooms offering further potential, subject to any necessary consents.

At the heart of the house is the impressive Long Room, a wonderfully proportioned principal reception room providing ample space for both sitting and dining areas. The scale of the room, combined with its period character and outlook, makes it particularly well suited to entertaining.

The kitchen has tremendous character, with the traditional inglenook fireplace and Aga forming a natural focal point. The practical accommodation is complemented by a laundry room and boot room, particularly useful given the property's rural setting.

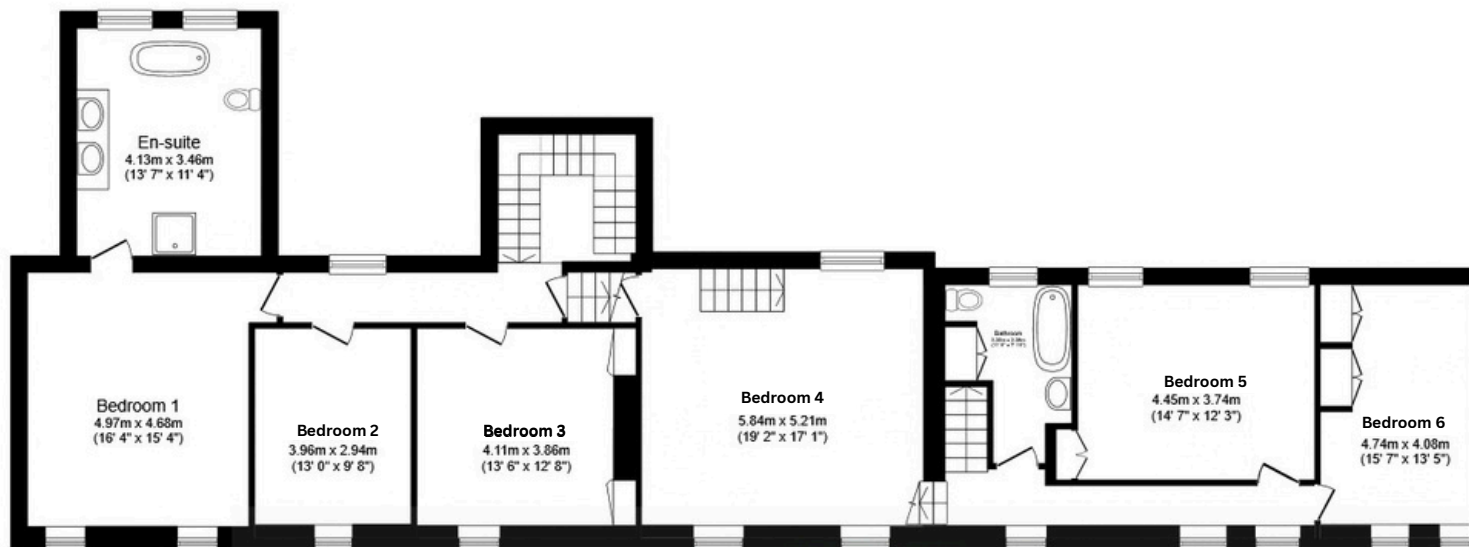
A separate library provides another attractive reception space and offers flexibility as a study or home office if required.

The bedroom accommodation is equally generous. The principal bedroom benefits from its own en-suite facilities, with five further bedrooms served by additional bathrooms and WCs. There is also useful cellar accommodation incorporating the boiler room and gun store, while the attic rooms provide further potential to extend the usable accommodation of the house, subject to the appropriate listed building and planning consents.

## Guest Accommodation

Part of the house has previously been arranged to provide spacious self-contained guest accommodation and has formerly operated as farmhouse bed and breakfast accommodation. This element of the property provides considerable flexibility. It could continue to provide independent accommodation for guests or extended family or potentially support a future hospitality or accommodation business, subject to any necessary consents and the purchaser's requirements.





First Floor



Ground Floor



Cellar

Total floor area: 332.2 sq.m. (3,576 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





# EVENT VENUE & BUNKHOUSE

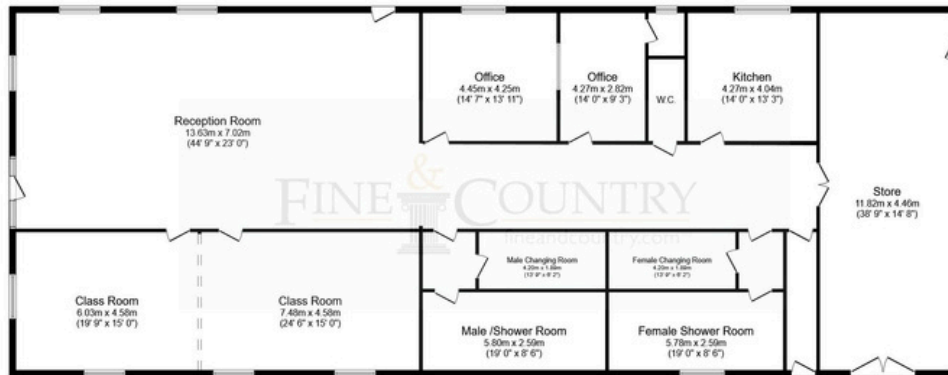
A particularly interesting feature of Coves House is the substantial event venue and bunkhouse.

Originally converted from a redundant cattle building in 2010, parts of the building were subsequently adapted to provide accommodation, and it has historically been used for small events, group gatherings and other activities.

The scale of the building provides a significant amount of additional space and creates considerable potential for a purchaser wishing to develop complementary leisure, hospitality, business or recreational uses.

Alternatively, the building could simply provide extensive private recreational, hobby, studio or storage accommodation, subject to the necessary consents.

The building also benefits from renewable-energy infrastructure, including solar thermal panels for hot water and a wood pellet boiler serving the central heating system.



Floor Plan

Total floor area: 367.3 sq.m. (3,954 sq.ft.)

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# STABLES COTTAGE

Stables Cottage provides valuable secondary accommodation separate from the principal house.

The cottage comprises an expansive open-plan living space together with two bedrooms, each benefiting from its own en-suite shower room

The accommodation enjoys attractive elevated views across the paddocks and surrounding countryside and could be particularly well suited to extended family, guests, staff accommodation or potential letting use.

# FARM OFFICE / COTTAGE ANNEXE

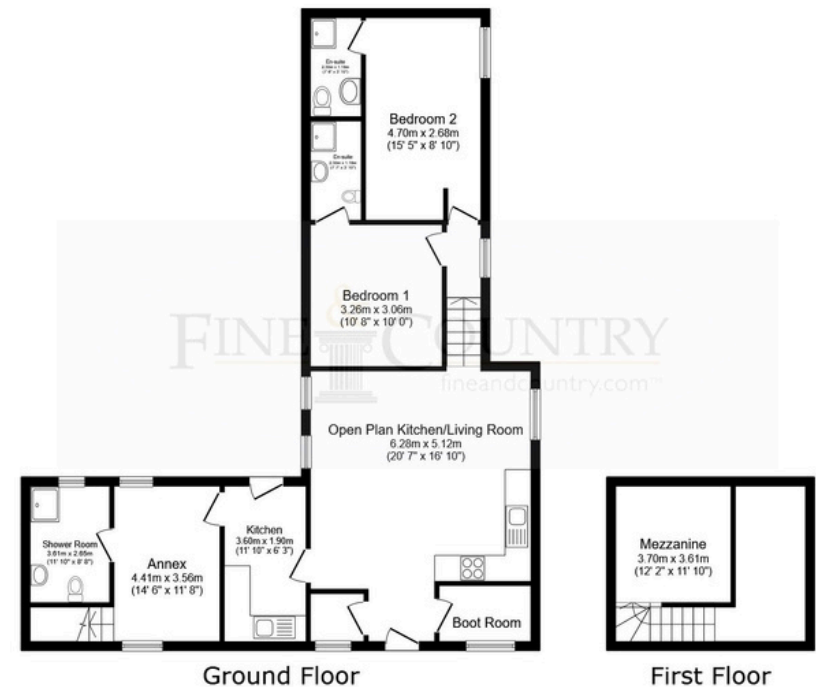
A converted former stable block provides another extremely useful and flexible element to Coves House.

The building has been finished to a high specification and incorporates an open-plan office, kitchen, bathroom and mezzanine.

Originally utilised in connection with the operation of the estate, the quality and configuration of the accommodation give it considerable potential for a variety of alternative purposes.

It could provide an excellent home office, studio or business space, while there may also be potential for ancillary residential or guest accommodation, subject to obtaining any necessary planning, listed building or other regulatory consents.

Both Stables Cottage & the Farm Office/Annexe are currently rented to the same tenants for a rent of £1,000 per calendar month.



**Total floor area: 104.0 sq.m. (1,120 sq.ft.)**

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# GARDENS & GROUNDS

The gardens surrounding Coves House are an important part of its appeal and provide a wonderfully established setting for the historic house.

The current owners have invested considerable time in restoring and developing the gardens, creating a variety of attractive areas for outdoor entertaining, relaxation and family use.

Mature trees, traditional stone walls, lawns and terraces combine with the surrounding countryside to create a particularly private and peaceful environment. The elevated position affords beautiful views over the surrounding Weardale landscape, while the paddocks provide an attractive rural outlook as well as practical amenity land.

Closer to the main residence is a traditional range incorporating garages and a workshop, adding further practical space and enhancing the versatility of the property.



## LAND

Coves House is offered with approximately 6.18 acres in all, incorporating the house, buildings, gardens, grounds and paddocks.

The paddock land includes parcels of approximately 3 acres and 1.28 acres, providing useful grazing and amenity land immediately associated with the house.

The configuration gives the purchaser the benefits of a genuine country property without the responsibility of managing a significantly larger agricultural holding.

Planning permission was granted for a timber stable block in September 2016 under reference DM/16/02194/FPA but will require renewing to be constructed.

# STABLING, OUTBUILDINGS & ADDITIONAL LAND AVAILABLE

For purchasers looking to acquire a larger holding, further adjoining land, stabling and outbuildings is available by separate negotiation.

60.33 acres of additional land available as detailed on the blue line on the neighbouring map.

A large agricultural building provides general-purpose storage and incorporates four loose boxes, making the property particularly attractive to buyers with equestrian interests.

There is also a substantial concrete yard providing useful space for machinery, vehicles and general storage.



## SPORTING & RECREATIONAL APPEAL

The additional land at Coves House will undoubtedly appeal to purchasers with an interest in the countryside and outdoor pursuits.

Historically, the additional land has supported a variety of country sports and recreational activities, with the combination of pasture, woodland, ponds and surrounding countryside creating a particularly attractive environment. The farm has operated a small shoot providing days of up to 50 birds on four drives.

The sporting rights, insofar as they are owned, are included in the sale, while mineral rights are excluded and reserved to a third party.

## Rights of Way & Access

The property is crossed by two public footpaths. The definitive routes of the public rights of way should be referred to when considering the property, although the routes generally used on the ground follow established tracks.

The property is sold subject to existing rights, easements, wayleaves and covenants.

The vendors will retain appropriate rights of access over the existing access route to any land retained following completion.

Full details of the proposed retained rights and boundaries will be provided through the vendors' solicitors.

## Location

Coves House occupies an enviable rural position approximately two miles from the centre of Wolsingham, an attractive and historic market village situated beside the River Wear in Weardale.

The surrounding countryside provides exceptional opportunities for walking, cycling, riding and outdoor pursuits, with a network of footpaths and routes running through the wider landscape.

Wolsingham itself provides a useful range of everyday facilities including shops, medical facilities and other local businesses, together with primary and secondary schooling.

For independent education, a number of highly regarded schools can be found within the wider region, including options in Barnard Castle, Durham and Newcastle.

Despite its rural setting, Coves House remains well positioned for access to the principal regional centres. Durham City is approximately 17.4 miles away, Newcastle city centre approximately 25.2 miles and Newcastle International Airport approximately 28.9 miles.

Durham and Newcastle provide extensive shopping, cultural, leisure and educational facilities together with mainline rail connections to destinations throughout the UK.

## Tenure: Freehold.

The property is offered subject to all existing rights, easements, wayleaves, covenants and rights of way affecting it.

Further details will be available from the vendors' solicitors.

## Council Tax

Coves House Farm – Council Tax Band D

Stables Cottage – Council Tax Band B

## Energy Performance Certificates

Coves House – EPC Exempt

Stables Cottage – EPC Rating E

Event Venue – EPC Rating F

## Agents Note

Please note the photographs in this brochure were taken in 2021

## Directions

From the centre of Wolsingham, head west along Front Street/A689. After passing Wolsingham School, continue for approximately 0.9 miles before turning left and crossing the bridge over the River Wear.

Immediately after the bridge, follow the road as it turns sharply right and then left onto the country lane. Continue along the lane for approximately 0.4 miles, keeping right when passing the farm buildings. Shortly afterwards, keep right and follow the track towards Coves House.

## Postcode: DL13 3BG

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## Services

The property benefits from mains electricity, private spring water and private sewage disposal.

The private water source is located on land outside the title area, with rights of access and maintenance associated with the supply. The water has historically been filtered and treated to satisfy the Private Water Regulations.

The property has a private sewage disposal system. Any electricity assets are under an easement to Northern Powergrid.

The event venue benefits from solar thermal panels providing hot water together with a wood pellet boiler serving its central heating.

Optic Fibre broadband is on the property but not installed in the buildings.

## Viewing Arrangements

**Strictly via the vendors agent at Fine & Country Durham on 0330 166 4646.**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company No: 02589253. Registered Office Address: 14 Duke Street, Darlington, DL3 7AA. Printed xx.xx.2026



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