



THE COTTAGE

Castle Eden, County Durham





THE COTTAGE

THE VILLAGE, CASTLE EDEN,
COUNTY DURHAM, TS27 4SL

AN OUTSTANDING GRADE II LISTED COUNTRY HOUSE OF GENEROUS PROPORTIONS, PRESENTED IN IMMACULATE ORDER AND SITUATED IN SUBSTANTIAL PRIVATE GROUNDS OF OVER 4 ACRES ON THE EDGE OF CASTLE EDEN WITH EXCELLENT ACCESSIBILITY FURTHER AFIELD VIA THE A19

Accommodation

Reception Hall • Cloaks/WC • Drawing room • Dining room
Sitting room • Family room • Study • Breakfast kitchen
Laundry • Utility room • Extensive cellars

Central landing. Five double bedrooms • Master dressing room and bathroom
House bathroom and Shower room • Attic rooms with potential

Large Gym/leisure Suite

Externally

Garaging for 4/5 vehicles • Former stabling, outbuildings and storage

Wonderful formal gardens • Orchards • Summer house
Tennis court • Further garden areas and paddock

In all some 4.24 acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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Introduction

This exceptional house which has been in the same family ownership for over 60 years has been the subject of significant improvement and ongoing enhancement, and is now presented in meticulous order, with an outstanding attention to detail. Extending overall to around 10,000 sq ft and standing in some 4.24 acres of immaculate formal grounds, this enticing family home is situated on the edge of the exclusive village of Castle Eden, and originally formed part of the Burdon Estate. A Grade II listed building dating from the late 1700's, later C19 and C20 additions have only served to heighten the appeal of what is undoubtedly one of the most impressive and individual private houses in the area.

The location is highly convenient being a few minutes off the A19 affording excellent accessibility to the Teeside and Tyneside conurbations, East Coast mainline stations at Durham and Darlington offering regular connections to London, Newcastle and Edinburgh plus flight options from Newcastle airport and increasingly from Teeside. The dramatic North-east coastline is some 5 miles to the east.





Accommodation

Generous in size, and immaculately presented, at its heart, The Cottage is a much loved family home that exudes style, individuality and character, that stands in grounds that also afford a high degree of privacy and security.

The central hallway leads to a well-proportioned sitting room, an elegant dining room and then a Mark Wilkinson high specification breakfast kitchen, all positioned on the south side of the building with views over the lovely grounds. There is a large family room ideal for entertaining and an exceptional upper-level drawing room that cannot fail to impress. The ground floor is complimented by a study, cloaks/WC, laundry room and large utility/boot room with extensive cellars in addition.

The first-floor bedroom accommodation is arranged to offer flexibility of use, ideal for modern day living requirements. With five double bedrooms, a house bathroom and shower room, there is also a master dressing room and bathroom with the latter also fitted by Mark Wilkinson. For those seeking further bedroom accommodation, the attic rooms also have potential.

Integral to the main house, with alternative access options, is an exceptional gym/leisure facility extending in its own right to some 1700 sq ft the likes of which is rarely, if ever, seen in a private residence. With a sauna and steam room, the suite is currently a comprehensively fitted gym which is utterly superb for those who enjoy a gym, but could readily be made smaller or the space could be adapted to alternative purposes such as self-contained living accommodation for dependent relatives, or home working (gym equipment is available by separate negotiation).

On the northern side, at ground floor level below the gym, is range of outbuildings that encompass a 4/5 car garage provision, former stables with 3 loose boxes as well as further outbuildings/storage as one would expect with a property of this nature.





Externally, The Cottage is equally impressive standing in manicured grounds of some 4.24 acres being meticulously maintained. With sweeping lawns that encompass a tennis court, productive orchards, picture postcard pond, two summer houses, a greenhouse with active vine, there is also further lawn and paddock area to the north. Adjacent to the circular driveway to the front of the house is strategically positioned south facing terracing with enticing vistas over the formal gardens.

Tenure

Freehold with vacant possession on legal completion.

Services

Mains electric and electricity, private drainage is via a septic tank system. Mains gas is not available.

Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.





Development Potential

Recent enquiry of the local authority indicates it is unlikely support would be forthcoming for residential development within the grounds. The vendors do reserve the right to include an overage provision in the event planning approval was to be obtained in the future.

Local Authority

Durham County Council

Council Tax

Band H

what3words

///cleansed.window.budget (driveway entrance)

Directions

From the A19, turn right and head east into Castle Eden, going past the golf course and some terraced cottages on your left. Just after the road bends to the right at the war memorial, turn left onto the B1281. After 2/3 of a mile from this junction, turn left into The Village, and The Cottage's gated entrance is about 200 yds on your right.

Viewing Arrangements

Strictly by appointment through GSC Grays -
T: 01748 829203 | E: tajw@gscgrays.co.uk



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