

VALLEY HOUSE, 49 THE GREEN, HIGH CONISCLIFFE

Darlington, Durham, DL2 2LR



AN EXCEPTIONAL GRADE II LISTED RESIDENCE

Local Authority: Darlington Borough Council
Council Tax band: E
Tenure: Freehold

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Accommodation:
Reception Hall | Kitchen/Dining/Family Room | Garden Room | Galleried Landing | Study | Principal Bedroom Suite with Dressing Room and En Suite Bathroom |
Three Further Bedrooms | Family Bathroom | Shower Room

Lower Ground Floor: Games Room | Laundry Room

Outside: Detached Garage | Workshop | Landscaped Gardens and Grounds extending to approximately 5 acres



THE PROPERTY

Valley House is an exceptional Grade II Listed residence set within approximately five acres of beautifully landscaped gardens and grounds in the highly regarded village of High Coniscliffe. Meticulously renovated and significantly enhanced by the current owners, the property successfully combines historic character and architectural heritage with contemporary design and modern family living. Extending to over 5,000 sq ft, Valley House offers substantial and versatile accommodation of exceptional quality.

Rarely available, the property presents an increasingly uncommon opportunity to acquire a beautifully restored period home within mature private grounds. Great care has been taken throughout the renovation to preserve the character and integrity of the original building whilst creating elegant, practical and highly efficient living spaces.

Today, Valley House represents one of the area's finest village houses, combining heritage, privacy and exceptional accommodation in a highly desirable setting.





THE PROPERTY

A welcoming reception hall leads to a series of beautifully appointed living spaces, each demonstrating the quality and attention to detail evident throughout the renovation.

The heart of the house is the magnificent kitchen, dining and family room extending to almost 46 feet in length. Appointed to an exceptional standard, the kitchen incorporates bespoke cabinetry, a substantial central island and integrated appliances, creating a superb space for both everyday living and entertaining.

Adjoining the kitchen is a spectacular double-height garden room, flooded with natural light through extensive glazing and enjoying delightful views across the gardens and grounds. Above, a striking galleried landing with exposed timber beams overlooks the room below, creating one of the property's most impressive architectural features.

Further accommodation includes a study together with a range of practical ancillary spaces. The lower ground floor provides a substantial games room, laundry room and a staircase leads to an impressive wine cellar.

The first floor offers a luxurious principal bedroom suite with dressing room and en suite bathroom. Three further double bedrooms are served by additional bath and shower room facilities, providing excellent accommodation for family and guests.

Throughout the house, the quality of workmanship and thoughtful design create a home which successfully balances period character with modern comfort.





EXTERNALLY

The gardens and grounds are a particular feature of Valley House. Extending to approximately five acres, the grounds comprise sweeping lawns, mature specimen trees, established planting and beautifully landscaped terraces that provide excellent areas for outdoor entertaining and relaxation.

The mature setting provides an exceptional degree of privacy and seclusion, creating a wonderful sense of tranquillity whilst remaining conveniently positioned within the village. A substantial detached garage, workshop and additional outbuildings provide valuable ancillary accommodation and storage.

The combination of a Grade II Listed residence and approximately five acres of landscaped grounds creates a rare offering within such a sought-after village location.





SITUATION

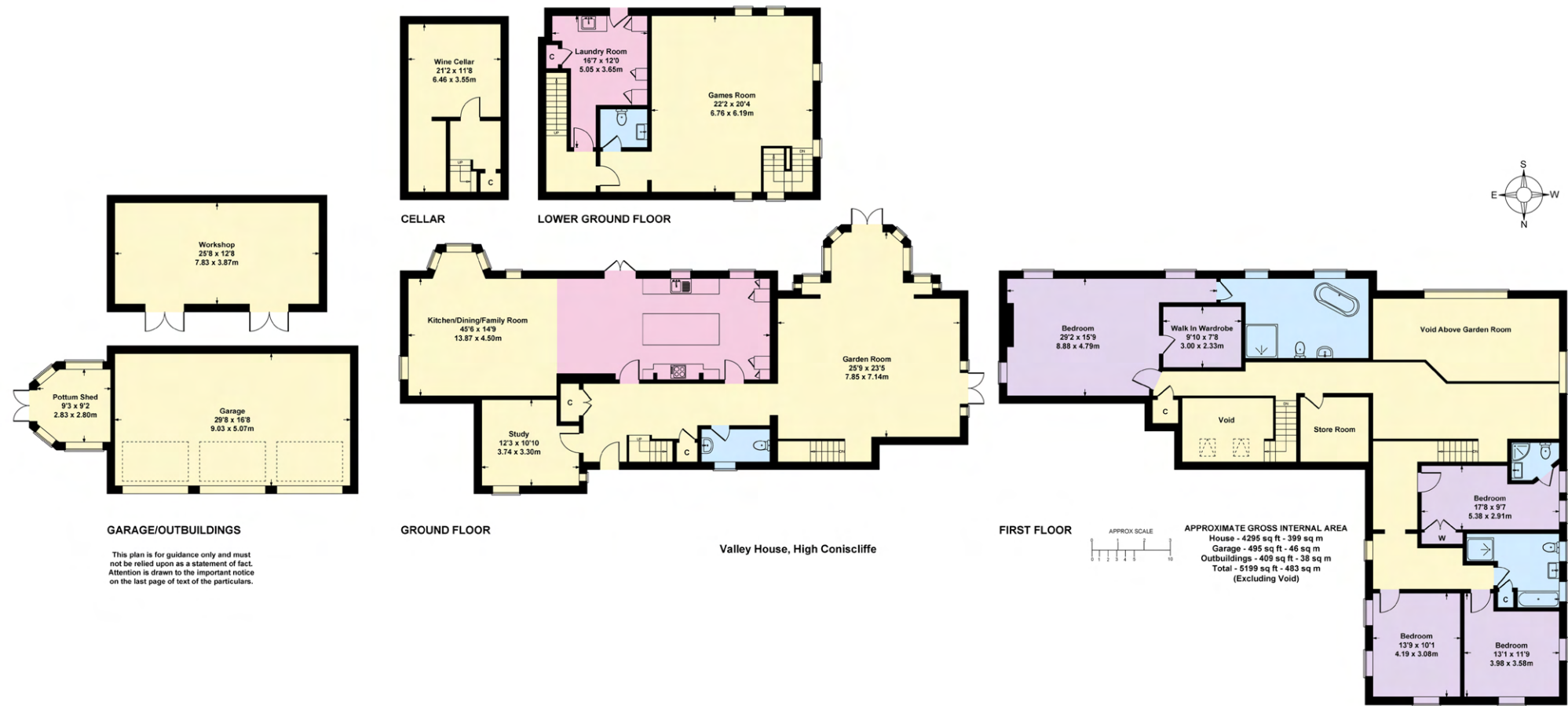
High Coniscliffe is widely regarded as one of County Durham's most desirable villages, combining a picturesque rural setting with excellent accessibility.

Situated approximately four miles west of Darlington, the village enjoys convenient access to the A1(M), providing connections throughout the North East, Yorkshire and beyond. Darlington offers a comprehensive range of shopping, educational, leisure and commercial facilities together with East Coast Main Line rail services providing regular connections to London King's Cross.

The surrounding countryside offers a wealth of opportunities for walking, cycling and outdoor pursuits, whilst nearby golf courses, sporting facilities and country inns further enhance the area's appeal.

Combining historic character, beautifully renovated accommodation and approximately five acres of landscaped grounds, Valley House represents a rare opportunity to acquire a distinguished village residence of exceptional quality.





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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