



NEASHAM ABBEY

Hurworth Road, Neasham, Co Durham



A STUNNING GRADE II LISTED SOUTH FACING COUNTRY RESIDENCE

With fishing rights on the River Tees

Summary of accommodation

Lower Ground: Gym | Sauna | Wine cellar | Storage room

Ground Floor: Reception Hall | Cloakroom | W.C. | Drawing Room | Billiard Room | Sitting Room
Kitchen/Breakfast Room | Dining Room | Pantry | Snug | Utility Room | Plant Room

First Floor: Principle bedroom with dressing room and en suite bathroom
Five further bedrooms | Two bathrooms | Cinema Room

In all about 9.35 acres

Distances: Darlington 4.5 Miles, Northallerton 11 Miles, Teesside 12 Miles, Durham 20 Miles
(All distances and times are approximate)



SITUATION

The idyllic Village of Neasham sits on the banks of the River Tees. There is a popular public house the Fox & Hounds, and the village is in catchment for the highly renowned Hurworth Primary and Comprehensive Schools, also located nearby, Yarm School is one of the region's top performing independent schools.

For the commuter the Village is conveniently located for the regional road network including the A1(M) and A66, Darlington's mainline railway station and Teesside Airport are also nearby. The market town of Darlington offers shopping, recreational facilities and amenities.

In walking distance is the historic village of Hurworth, having a village store and post office, and with several public houses including the award winning eatery, The Bay Horse. Close-by Rockliffe Hall is a five-star luxury hotel and golf course with an 18 hole championship course and an award winning spa.

THE HISTORY

The history of Neasham Abbey can be traced back to circa 1150. Following the Norman Conquest, the land, including what is now The Abbey, was granted to the de Tees family. Emma, widow of Ralph de Tees, founded a Priory of Benedictine nuns here under the sanction of Pope Alexander III, establishing the site's early ecclesiastical importance.

The present house was built in 1770 by Thomas Roper Wilkinson, described as "an enthusiastic and fearless horseman", and today stands as a handsome testament to its Georgian heritage. Classical stone pillars and an elegant portico create a striking sense of arrival, befitting a residence of such historic significance.

In more recent years, the current owners have undertaken an extensive and highly considered programme of renovation and enhancement, carefully restoring the fabric of the building while introducing a level of refinement and comfort suited to modern family life. The result is a home that honours its past while embracing the expectations of contemporary living.





THE PROPERTY

Neasham Abbey offers beautifully proportioned accommodation arranged over two principal floors, with a layout that combines grandeur with practicality. Throughout, a wealth of original period features have been retained and restored, including high ceilings, intricate cornicing, picture rails, classic wood panelling, period fireplaces and traditional window shutters, all of which lend elegance and authenticity to the principal rooms. Windows have been sympathetically refurbished or replaced, preserving their character while improving efficiency and comfort.

The welcoming reception hall leads to an impressive inner hall with doors opening to the principal reception rooms and an original staircase rising to the first floor. Ground floor rooms off the inner hall include a dual-aspect drawing room with feature fireplace, an impressive billiard room with bay window and panelled walls, and a cosy sitting room complete with wood-burning stove.

At the heart of the home lies a stunning open-plan dining kitchen, comprehensively redesigned to an exceptional standard. Bespoke cabinetry in a walnut finish is complemented by Dekton work surfaces, a substantial central island with breakfast seating, and a suite of high-specification integrated appliances including three ovens, two dishwashers and Liebherr side by side fridge and freezer with internal plumbed filtered water dispenser and ice maker. Practicality has been equally well considered with a large butler's pantry that serves as a second kitchen preparation room and a separate large utility room both leading off the main kitchen.

The adjoining dining area can be discreetly separated from the kitchen through bespoke recessed glass sliding doors. The dining room overlooks the splendid sunken garden, with the impressive large koi pond visible through the stone balustrade, with French doors opening directly out onto the terrace, creating a seamless flow for entertaining.



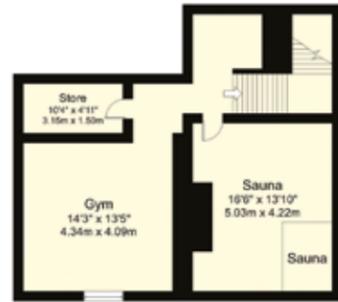
The former garage has been thoughtfully converted to create a beautifully appointed family room, a versatile and inviting space that opens directly into the secure walled garden area and outside kitchen space – ideal for relaxed everyday living and a safe, practical space for children and pets.

Adjacent to the family room there is a modern and well-appointed boot room with discreet housing for the boiler and plant.

Upstairs, the principal bedroom has been transformed into an exceptional private suite occupying the entire southern elevation of the house. This luxurious retreat comprises a large dual-aspect bedroom, an impressive dressing room, and a superbly appointed bathroom featuring marble tiling, underfloor heating, a freestanding bath, expansive walk-in shower, wall-hung wash hand basin, Japanese toilet and elegant brushed gold fittings. Five further bedrooms and beautifully refurbished bathrooms are just as impressive. To the rear is a large cinema room accessed from the landing or via another staircase, cleverly hidden by a hatch in the floor.

Additional leisure space is found at lower ground level, in the original cellar accessed from the kitchen, including gym and sauna, alongside useful storage rooms.





Lower Ground Floor



Ground Floor



First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area = 658.1 sq m / 7,084 sq ft
(Excluding Outdoor Stores)

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.



THE GARDENS AND GROUNDS

The grounds provide a magnificent setting for the house, with landscaped gardens and parkland extending towards the River Tees, where private fishing rights are included.

The formal walled garden has been beautifully enhanced and now features an impressive, fully equipped outdoor kitchen complete with pizza oven and built-in appliances – an exceptional space for al fresco dining and entertaining.

A striking cast iron arbour provides an elegant focal point within the garden, while pea-gravelled pathways meander through sweeping lawns, planted beds and specimen trees, creating structure and year-round interest. A sunken garden with a substantial pond adds a further element of tranquillity and charm.





Approached via a secure electronically operated gated driveway, the property enjoys a wonderful sense of privacy and arrival, with ample parking completing this distinguished and historic family home.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity. Gas central heating.

Listing: Grade II listed

Local Authority: Darlington Borough Council

Council Tax: Band G

EPC: Rating E



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