

Coves House

Wolsingham | County Durham

FINE & COUNTRY

MERIT ESTATES

COVES HOUSE

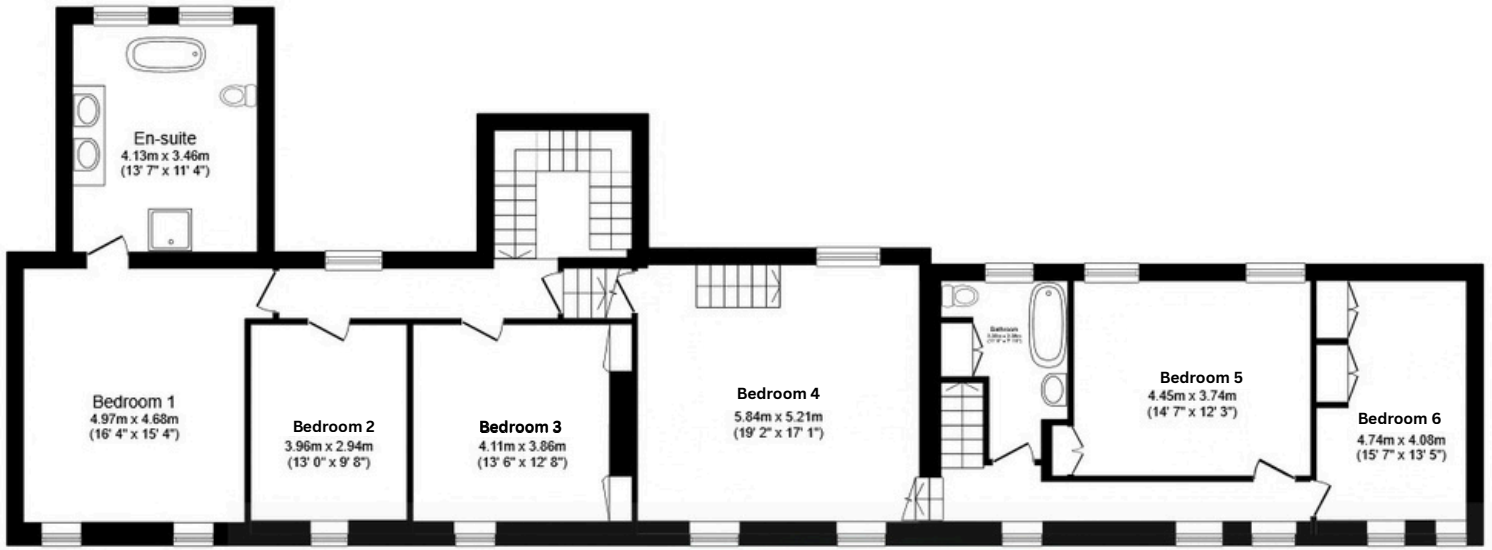
Coves House is an impressive Grade II Listed country residence, enjoying a wonderfully private and picturesque setting with far-reaching views across the beautiful Weardale countryside. Thoughtfully restored and enhanced by the current owners, the property seamlessly combines its wealth of period character and original features with carefully considered improvements, creating a welcoming and beautifully appointed family home.

The property 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. 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.

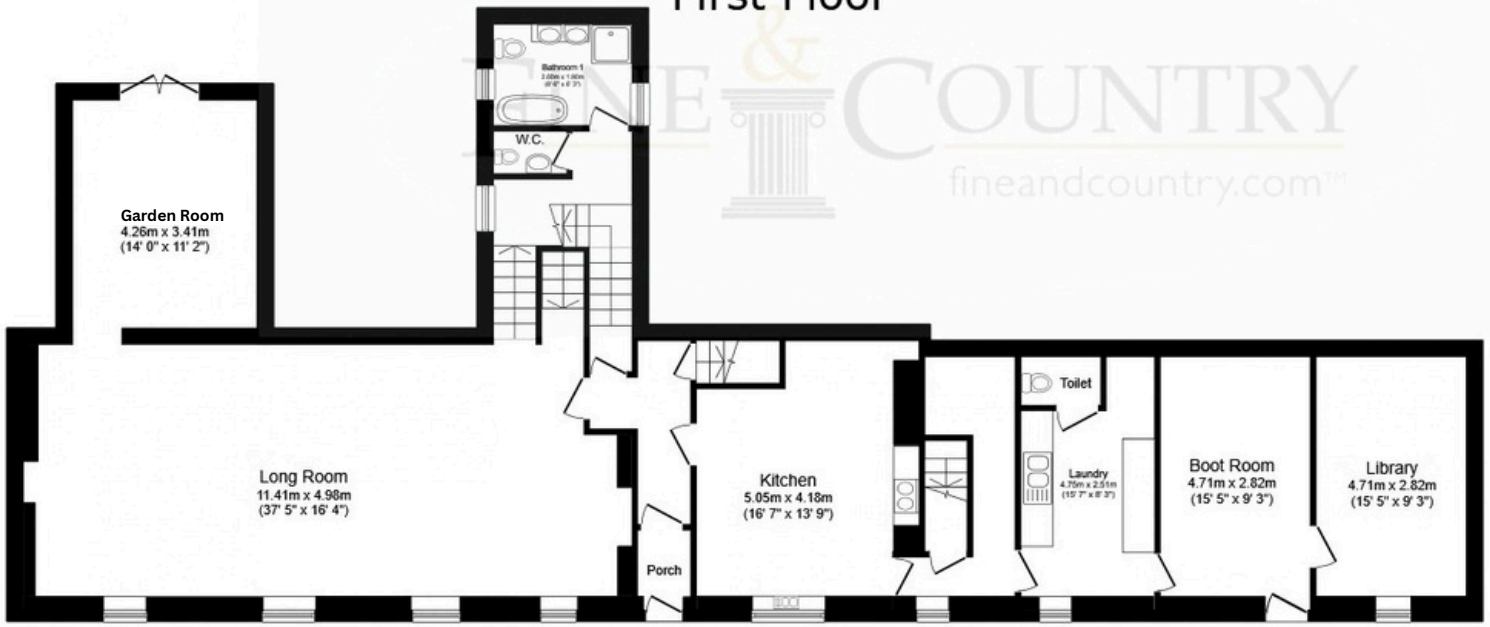




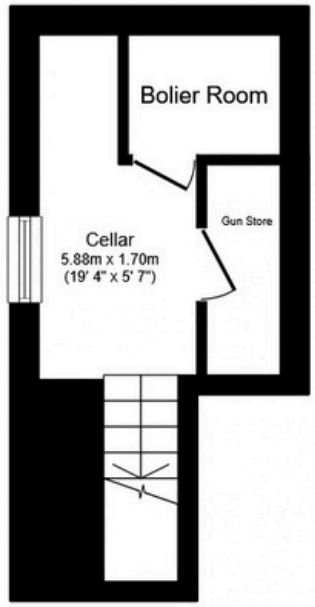




First Floor



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









Step Outside

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. There is also a traditional range incorporating garages and a workshop, adding further practical space and enhancing the versatility of the property.

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.

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.

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Services, Utilities and Property Information

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

Agent's Note

Please note that some of the photographs used in these details were taken in 2021.

Should a purchaser(s) have an offer accepted on a property marketed by Fine & County Durham and North Yorkshire they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £45.00 plus VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Viewing Arrangements

Strictly via the vendors' agent; Fine & Country Durham and North Yorkshire - 0330 166 4646



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