

Kelloe Hall South

TOWN KELLOE | COUNTY DURHAM



FINEST
PROPERTIES



A splendid character property with
wonderful views and generous gardens

Coxhoe 3.0 miles | A1(M) Junction 61 4.5 miles | Sedgfield 5.2 miles | Durham City Centre 7.7 miles | Darlington Train Station 17.3 miles
Teeside International Airport 17.4 miles | Newcastle City Centre 25.0 miles | Newcastle International Airport 31.3 miles





Accommodation in Brief

Hall | Sitting Room | Conservatory | Kitchen | Dining Room | First Floor Drawing Room
First Floor Bedroom | Shower Room | Three Second Floor Bedrooms
Bathroom | Cellar

Front Patio | Rear Gardens | Outdoor Seating Area | Two Sheds
Extensive Additional Gardens | Outbuildings | Communal Parking





The Property

Kelloe South Hall is an attractive and expansive property forming part of Kelloe Hall and surrounded by glorious County Durham countryside. The original hall dates back to the early-mid 18th century, possibly incorporating an even earlier structure. The history of the Grade II Listed building is reflected in the elegant lime-rendered brick and rubble construction beneath a Welsh slate roof and a host of period features. Thoughtful updates have created beautiful living spaces and the property further benefits from a pleasant garden, further generous additional garden adjacent and countryside views, all within easy reach of Durham City Centre.

The front door opens to a hallway and onwards to the welcoming central hall, leading to the ground floor accommodation, a wide and elegant staircase to the first floor and concealed access to the cellar. The expansive sitting room sits to the rear with a grand fireplace housing a woodburning stove. The high ceiling adds to the sense of space and the room is filled with natural light from glazed double doors that open to the beautiful conservatory. This is a hugely attractive place to relax or entertain with views drawing the eye down the private rear garden, through a thoughtfully positioned hedge arch to the countryside beyond.

The kitchen and dining room are positioned to the front elevation and flow together naturally with tumbled slate flooring

running throughout. A striking inglenook with range cooker and attractive wooden cabinetry with creates a traditional country house atmosphere that perfectly represents the property. The dining room has ample space for a large table and chairs and an original cast iron range to one side.

The spindled staircase rises gently to a half landing with a wonderful window seat overlooking the rear garden and the landscape beyond, then continues to the spacious first floor landing. Another reception room is located on the first floor to make the most of the elevated position. This inviting drawing room features a window seat, again with magnificent views, and an impressive stone fireplace with a woodburning stove. This room could become a fifth bedroom should it be required. There is a bedroom on this floor with an adjacent shower room with suite comprising walk-in shower, wash hand basin and WC.

A second staircase leads up to the second floor and three lovely bedrooms. Each room has a soaring vaulted ceiling with exposed ceiling beams bringing space and character. The décor is tasteful and relaxing, with neutral colour palettes bathed in an abundance of light. The views from the bedrooms are truly splendid. These bedrooms are served by a stunning bathroom with contemporary suite comprising freestanding rolltop bath, separate shower, wash hand basin and WC, all wrapped in gleaming tiling.







Externally

Kelloe Hall South benefits from extensive gardens that offer outstanding outside space in which to enjoy the unspoiled surroundings. A patio area at the front of the house has room to sit amongst colourful plantings. The rear garden stretches away from the conservatory with mature hedging providing privacy. A pathway runs through the lawns to a hedge arch. Passing through the arch leads to a further garden with two sheds and a seating area. Panoramic views sweep across open countryside.

A few steps from the house and garden is a separate large garden which extends to another 0.25 acres. Lawns roll between mature trees bringing shelter and peace. Brick-built outbuildings and a raised brick planting area will appeal to keen horticulturalists.

Local Information

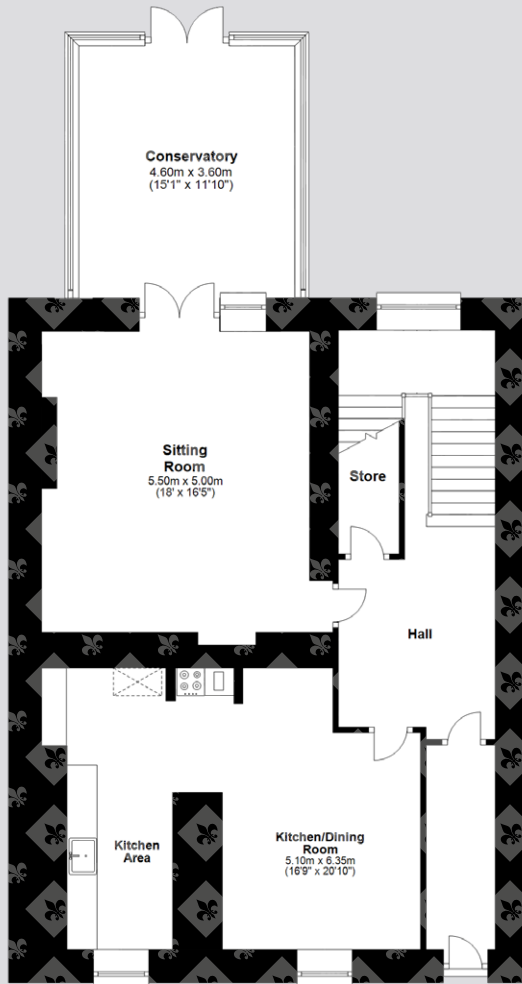
Town Kelloe is a small hamlet surrounded by wonderful countryside yet within easy reach of the A1(M) to the west and the A19 to the east. The location is ideal for those wishing to enjoy the countryside yet be conveniently positioned for schools and all the amenities in local and regional centres. Nearby Coxhoe and Sedgfield offer everyday facilities including convenience stores and medical centre while Durham is within easy reach and provides comprehensive cultural, recreational and shopping facilities.

For schooling there are a number of primary schools in nearby villages. Durham offers a wide choice of primary and secondary schools together with a choice of private day and boarding schools.

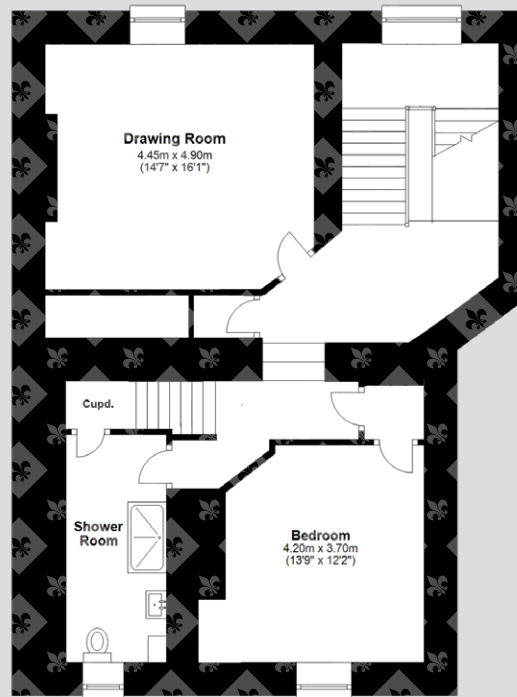
For the commuter, there are good road connections to Durham City Centre, Newcastle, Tyneside and Wearside. The A1(M) provides access north and south. The rail stations in Darlington in Durham offer main line services to major UK cities north and south. Both Newcastle International Airport and Teeside International Airport are within easy reach.

Floor Plans

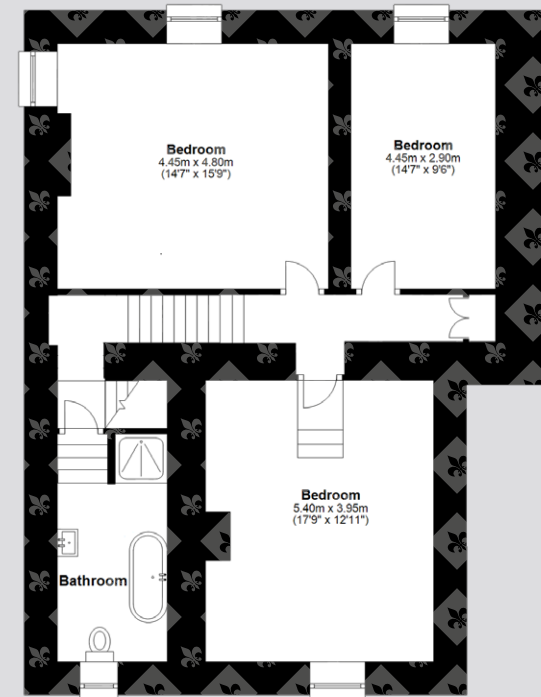
Total area: approx. 277 sq. metres (2982 sq. feet)



Ground Floor



First Floor



Second Floor

Directions

Leave the A1 at Junction 61 and head east onto the A688 signposted Peterlee. At the next roundabout take the first exit to stay on the A688. Continue for 1.4 miles then at the roundabout take the third exit signposted Quarrington Hill and Old Cassop. Follow this road into Old Quarrington, continuing straight over at the crossroads in the middle of the village.

Continue for 1.4 miles and the entrance to Kelloe Hall South is on the left-hand side.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank. Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

DH6 4PR

Band E

Exempt

Freehold

Viewings Strictly by Appointment

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