

# Church House

HUNSTANWORTH | CONSETT | COUNTY DURHAM



**FINEST**  
PROPERTIES



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# A wonderfully unique church hall conversion with established mature gardens

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Blanchland 1.4 miles | Edmunbyers 5.9 miles | Stanhope 8.9 miles | Hexham 11.7 miles  
Corbridge 12.6 miles | Durham City Centre 25.4 miles | Newcastle City Centre 26.0 miles  
Newcastle International Airport 26.5 miles







## Accommodation in Brief

Reception Hall | Sitting Room | Dining Room | Kitchen | Pantry | Study  
WC | Principal Bedroom | Bathroom | Two Further Bedrooms

Garage | Workshop | Garden





## The Property

Set against a backdrop of beautiful panoramic countryside views, Church House is a distinctive conversion of the sexton's house and adjoining church hall. It showcases lovely period character and inviting interiors. This Grade II listed property, situated in the quaint village of Hunstanworth boasts warm, welcoming interiors that remain true to the building's original character, alongside lovingly maintained gardens. A unique standout feature of the property is its own original church bell tower.

Designed in the 1860s by the renowned architect Samuel Sanders Teulon, this property is situated in a picturesque rural setting, offering lovely views of the upper Derwent Valley. Teulon is credited with designing the entire village of Hunstanworth, resulting in each building in the village reflecting his unique aesthetic, showcasing signature elements such as the patterned slate roof.

The main living areas of Church House are well-proportioned and characterful. Original wooden flooring is underfoot, and the attractive period windows allow ample light into the property. A log burner features in the sitting room, fostering a cosy atmosphere, with double doors leading through to the open plan kitchen/diner. The kitchen is fitted with a striking blue electric AGA and features modern units alongside a kitchen island. The ground floor also includes a reception hall, as well as a WC and study.

Ascending to the first floor, two bedrooms accompany a larger principal bedroom – all serviced by a tastefully decorated, modern family bathroom with free standing bath and shower.

Adjacent to the property is a single garage with attached workshop, featuring mains electricity.







## Externally

Externally, the property excels with its carefully planned garden spaces. It features established flower beds, raised beds for vegetables, a small orchard, an attractive pergola bound in wisteria and a superb brick and cedar wood greenhouse. Completing this serene setting is a small pond dotted with water lilies. The garden includes a shed and henhouse.

### Agents Note

The kitchen island is a freestanding unit and available via separate negotiation.





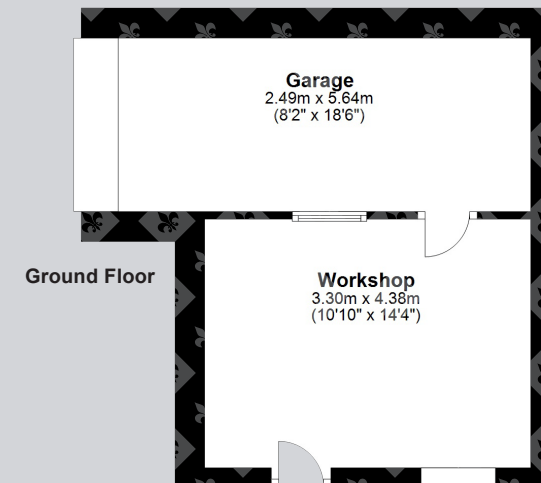
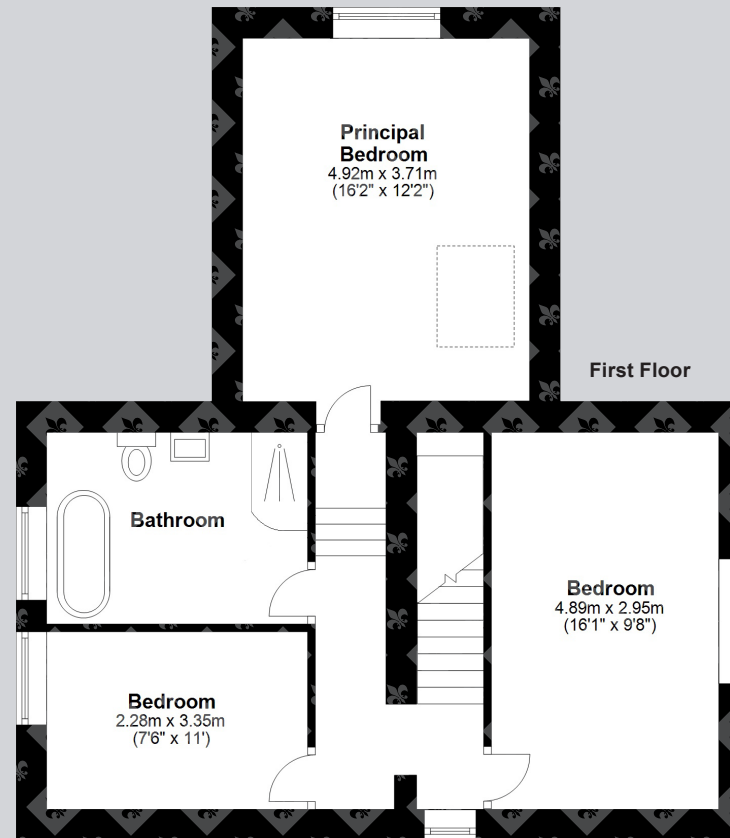
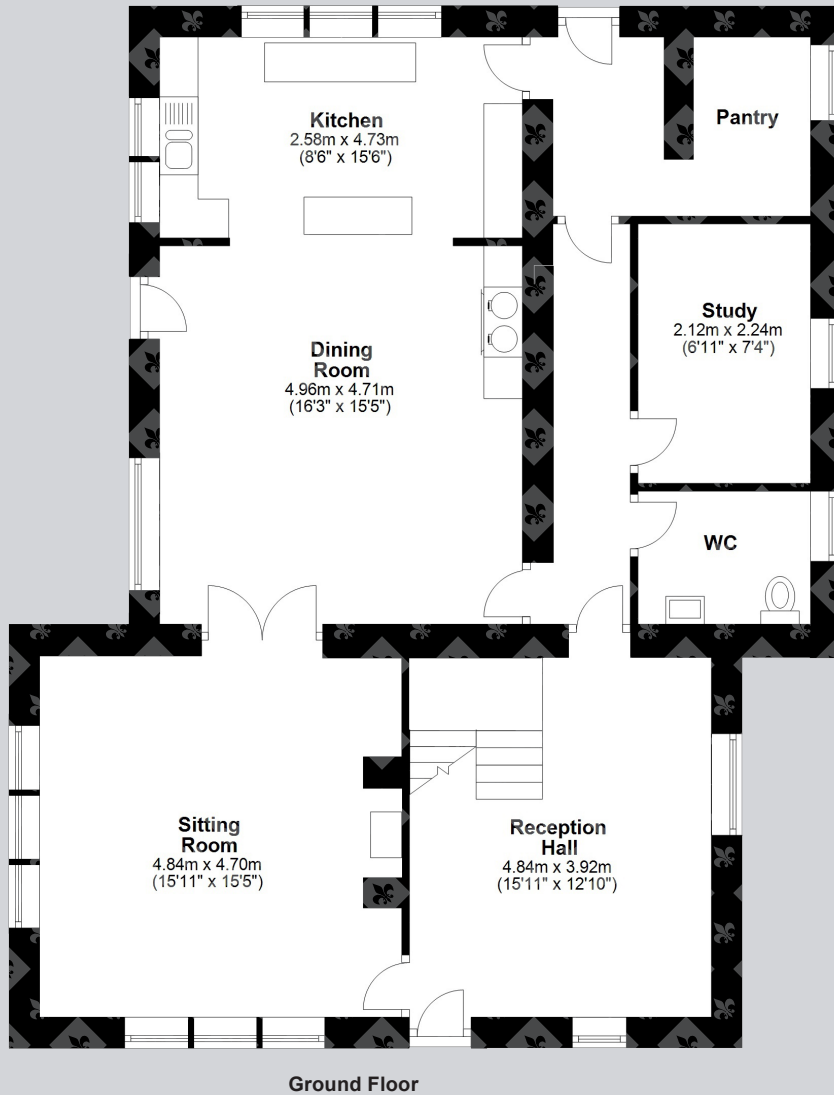
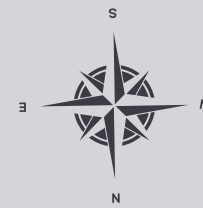
## Local Information

Hunstanworth is a picturesque hamlet located on the County Durham/ Northumberland border, nestled within the North Pennines Area of Outstanding Natural Beauty. It's a wildlife haven surrounded by scenic walks and country pursuits, including windsurfing and sailing on Derwent Reservoir. The nearby historic village of Blanchland offers charming local amenities and occasionally serves as a film set. For broader services, Hexham and Corbridge are nearby, providing supermarkets, artisan shops, and eateries. Major cities like Newcastle and Durham are also within easy reach, offering a wide range of cultural, educational, and shopping facilities.

For schooling there are Primary Schools in Whitley Chapel and Slaley while senior schooling is available in Hexham and Consett. In addition Mowden Hall Preparatory School, near Corbridge, provides private education from nursery up to 13 years and there are a number of private day schools in Newcastle and Durham.

For the commuter the A69 is a short drive away and provides easy access to Newcastle International Airport and city centre, Carlisle and onward access to the A1 and M6. The rail station at Hexham provides regular rail services to Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south. There is also a bus service from Hunstanworth to Consett.

# Floor Plans



Total area: approx. 193.8 sq. metres (2085.8 sq. feet)

## Directions

From Corbridge take the A69 before joining the A68. At Kiln Pit Hill take the road signposted to Slaley and follow this road for 1.5 miles, take the left turn and continue for a further 2.2 miles where you turn left onto the B6306 to Blanchland. Continue on the road to Blanchland for a further 2.7 miles. In Blanchland take the road signposted to Stanhope, and follow this road for 0.6 miles. Go over the small bridge at Baybridge and immediately afterwards take the right turn to Hunstanworth. Church House is on the right-hand side after approximately 0.7 miles.

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 water & electricity. Oil-fired boiler.

Postcode

DH8 9UF

Council Tax

Band E

EPC

N/A

Tenure

Freehold

## Viewings Strictly by Appointment

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CHURCH HOUSE

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