

# Wiserley Hall

WOLSINGHAM | COUNTY DURHAM



**FINEST**  
PROPERTIES



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A charming historic Grade II Listed farmhouse  
with paddock and a range of beautiful traditional  
outbuildings situated in an idyllic position

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Wolsingham Village Centre 1.8 miles | Bishop Auckland 11.6 miles | Durham City Centre 15.7 miles  
Newcastle City Centre 25 miles | Newcastle International Airport 34.8 miles





## Accommodation in Brief

### **Ground Floor**

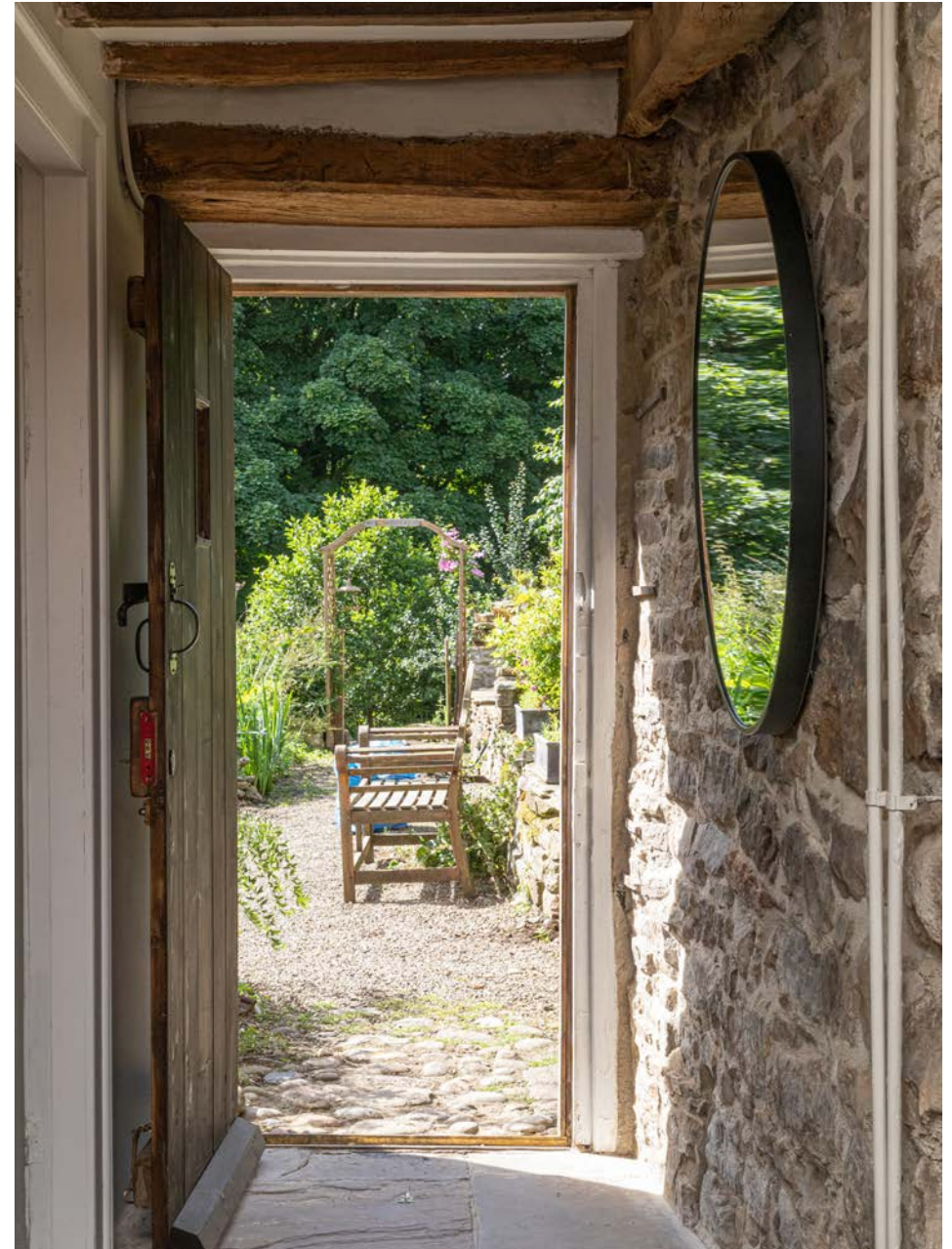
Entrance Hall | Sitting Room | Drawing Room  
Kitchen/Dining Room | Laundry Room

### **First Floor**

Principal Bedroom | Three Further Double Bedrooms | Two Bathrooms

### **Externally**

Attached Byre | Extensive Range of Outbuildings | Parking  
Gardens | Orchard | Paddock







## The Property

Wiserley Hall is a magnificent Grade II Listed farmhouse, situated in a rural yet convenient location close to the popular village of Wolsingham. Surrounded by approximately 4.34 acres of gardens, paddocks and orchards, Wiserley Hall provides complete privacy in a stunning setting rich with local wildlife.

The original stone-built structure, dating back to the 1600s, features a boulder plinth and ashlar dressings. The windows are predominantly timber with oak lintels, complemented by external 'heritage' lime mortars. It also features 17th-century wall paintings inside that were unveiled and authenticated by the Coulthard Institute for Art in London. The current owners possess a detailed report from the Coulthard Institute outlining the history of these paintings, as well as a comprehensive heritage and design report from the Northeast Vernacular Architectural Group (NEVAG).

Period features throughout the property include exposed, chamfered oak beams and flagstone flooring. Interior designs have been thoughtfully chosen to enhance and complement the property's original style and character.

In addition to the farmhouse, there is a range of traditional outbuildings offering various possibilities including additional accommodation or the opportunity to create a fantastic business and lifestyle location with holiday lets, subject to the necessary consents.

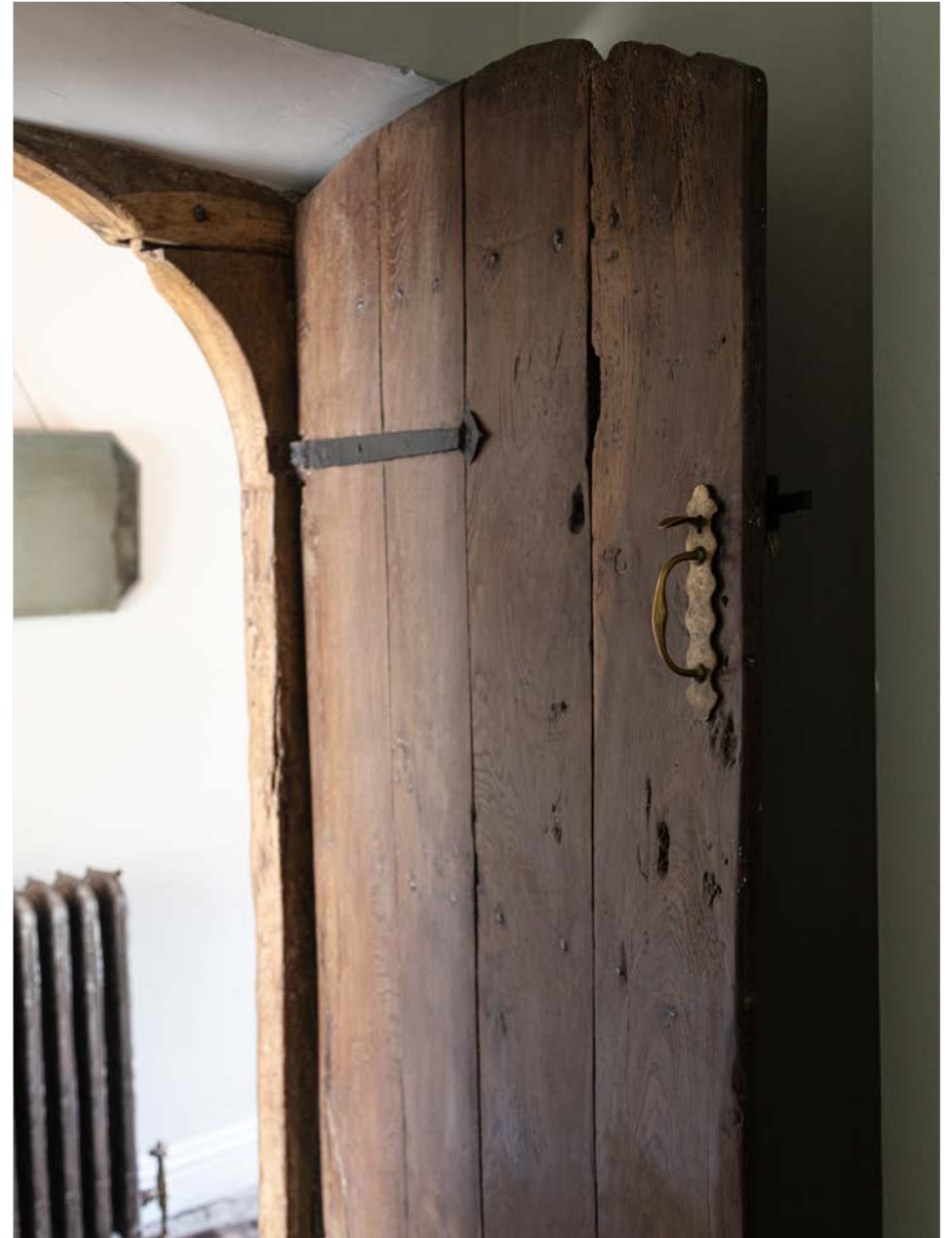
A cross-passage entrance hall leads you from the front of the property to a private courtyard at the rear. To one side there is a beautifully appointed farmhouse kitchen and dining room. Cream shaker-style base units are complemented by ash and oak worktops, housing an integrated electric oven, NEFF induction hob and Belfast sink. Additional storage is provided by a traditional dresser in a matching design and an original pantry cupboard. Set within a deep stone fireplace is a cream electric AGA, complete with AIMS system to improve functionality and efficiency.

Whilst there is ample space for casual dining, a more formal dining experience can be enjoyed in the spacious drawing room located on the opposite side of the cross-passage. A unique feature of this space is the traditional wood burning stove with decorative embossing. Large windows flood the room with natural light and provide elegant window seating from which enjoy the views. Adjoining the drawing room is a spacious sitting room, featuring a stone fireplace with a modern wood-burning stove.

From here, you can access a traditionally styled ground-floor bathroom and a practical laundry room. The bathroom showcases a refurbished high-level siphon toilet, a cast iron roll-top bath, and an ornate pedestal sink positioned next to a stone fireplace. The laundry room, equipped with plumbing for a washing machine, also houses the oil-fired boiler.

The Listed 17th Century staircase leads to the first-floor landing and four impeccably furnished double bedrooms. The principal bedroom offers views to the south and west, wood flooring, a decorative fireplace, a sash window with window seat, and a built-in cupboard. The second bedroom also features a fireplace, a window seat and a built-in cupboard. The remaining two double bedrooms boast exposed beams, stone mullion windows and splendid views across the gardens.

The bedrooms are served by a spacious, contemporary bathroom with beautiful oak plank flooring and an original fireplace. This stylish space is equipped with a freestanding slipper bath and a Burlington shower, complete with chrome period fittings and fixtures.











## Externally

Wiserley Hall is approached along a quiet lane through glorious countryside. There are excellent private outdoor entertaining spaces in the form of a landscaped walled garden, split into a gravelled area and a generous area laid to lawn at the front of the property. At the rear there is a sheltered courtyard with hardwood swan neck gates allowing access to a 4-acre meadow with views of the wear valley. The property also boasts a wildlife pond, a mature orchard showcases a variety of heirloom apple trees.

A range of outbuildings including a substantial byre and traditional arched barns offer the opportunity for conversion to additional accommodation or as a holiday let to provide a source of income, subject to obtaining the necessary permissions.





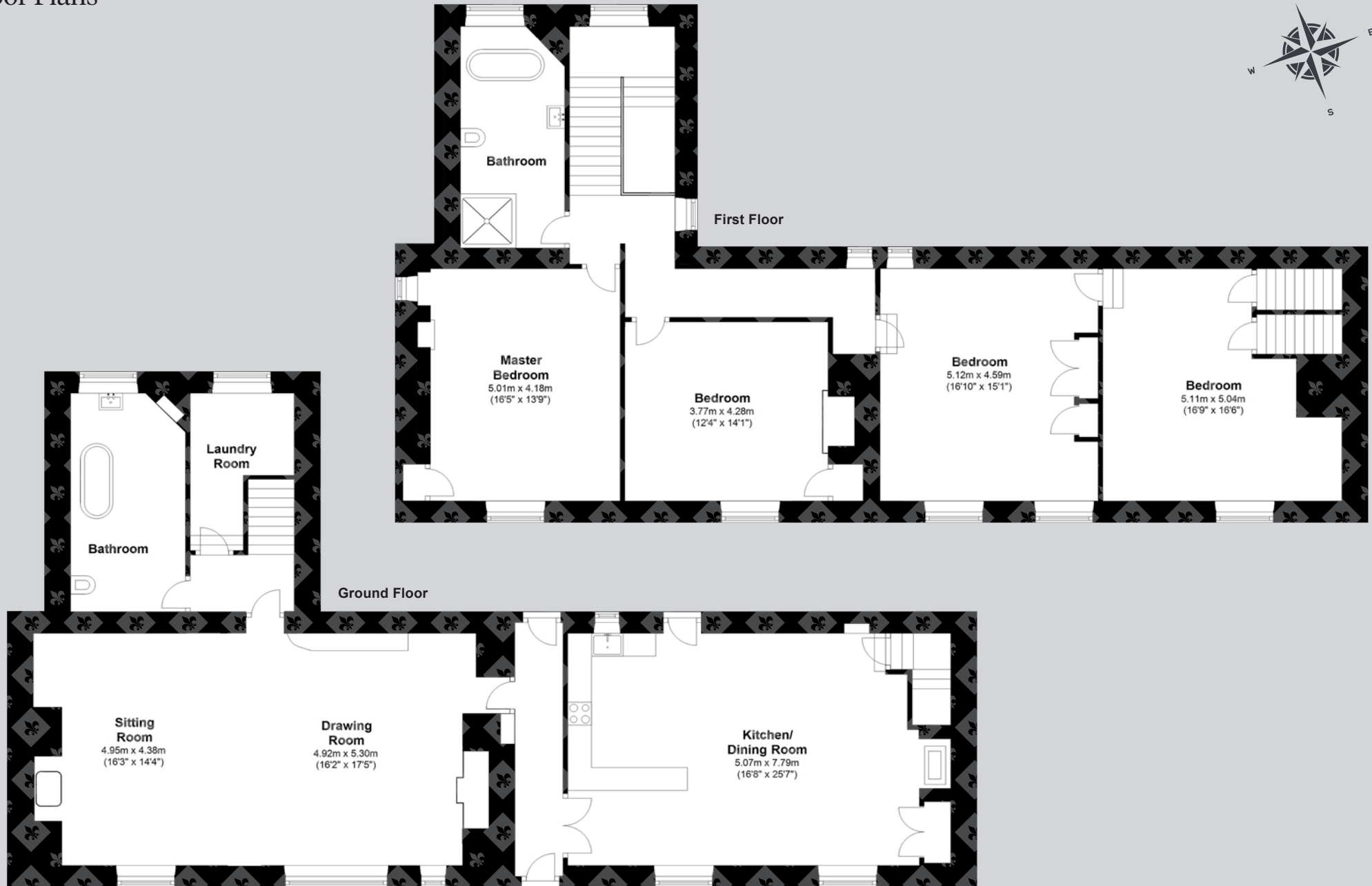
## Local Information

Wolsingham is a charming Dales market town situated by the River Wear on the edge of the unspoiled North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and the stunning surrounding scenery is linked by a network of public footpaths, ideal for walking and cycling. The small market town remains much as it did hundreds of years ago and the annual Wolsingham Agricultural Show on the first weekend in September, which was established in 1763, is one of the oldest shows in the country.

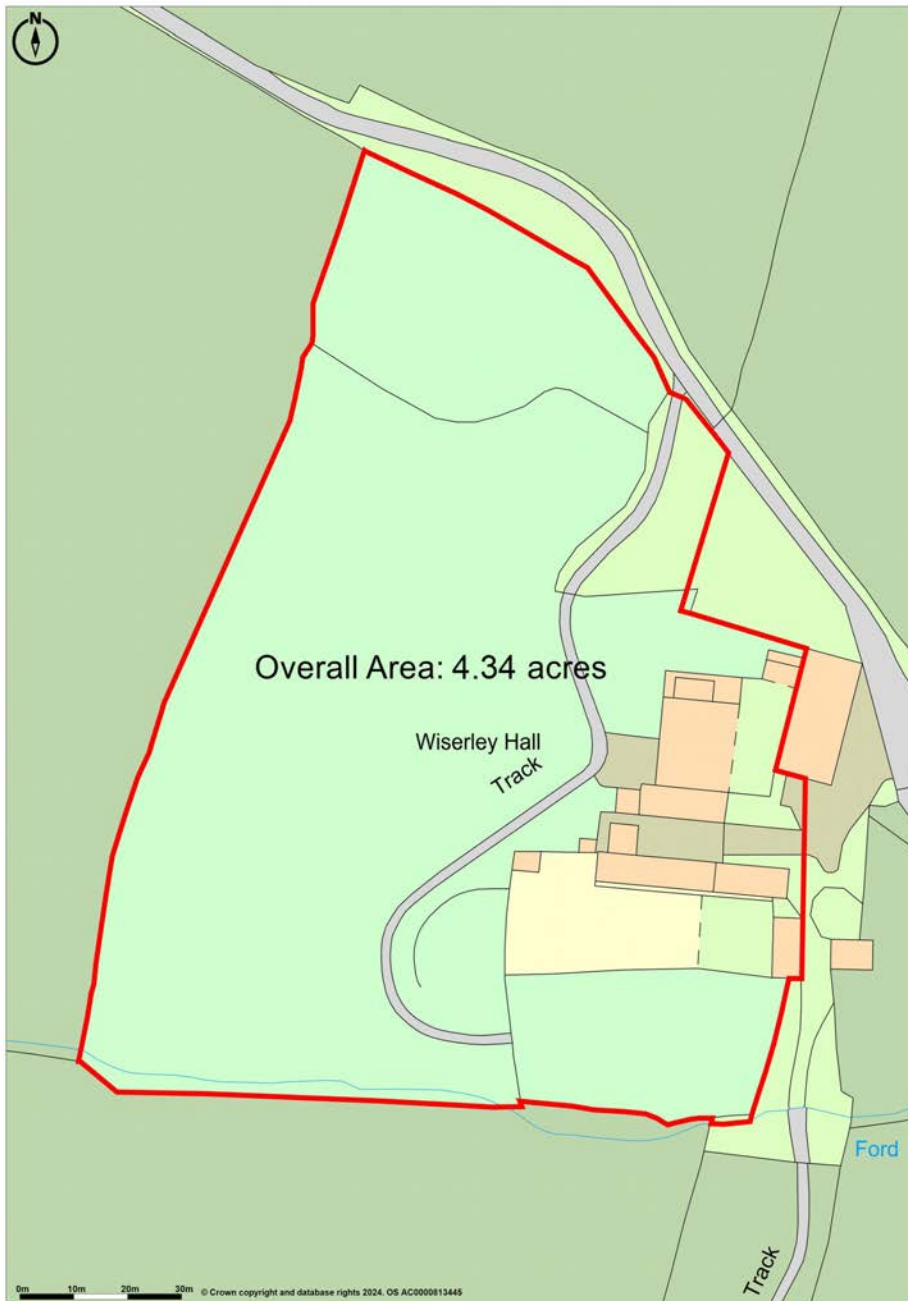
Wolsingham provides a good range of everyday facilities including doctors and dentist surgeries, chemist, independent grocers and other local businesses. For schooling the village offers Wolsingham Primary School and Wolsingham School & Community College. Further private schools are available in nearby Barnard Castle, Durham and Newcastle. The local senior school has an excellent range of sports and fitness facilities available for the local community. Nearby Consett and Bishop Auckland provide further professional, retail and recreational services. While Durham and Newcastle city centres, which are also within easy reach, provide comprehensive cultural, educational and shopping facilities.

For the commuter Wolsingham is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by rail. Newcastle International Airport and Durham Tees Valley Airport are both within easy reach.

# Floor Plans



Total area: approx. 246.3 sq. metres (2651.0 sq. feet)



Google Maps

what3words



///summaries.awake.pats

## 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 oil central Heating. Private water supply from a spring fed borehole.  
Drainage to septic tank.

Postcode	Council Tax	EPC	Tenure
DL13 3BJ	Band F	Rating Exempt	Freehold

## Viewings Strictly by Appointment

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