ELDON HOUSE, 7 EAST GREEN,
HEIGHINGTON VILLAGE, NEWTON AYCLIFFE,
COUNTY DURHAM, DL5 6PP

A HIGHLY DESIRABLE, UNIQUE GRADE II LISTED, SIX/SEVEN BEDROOM DETACHED PERIOD PROPERTY, SET WITHIN THE HIGHLY SOUGHT AFT
VILLAGE OF HEIGHINGTON. THE PROPERTY IS COMPLEMENTED BY AN ADJOINING FLAT, TRADITIONAL DOUBLE GARAGE, STONE GAZEBO AND POTTING SHED, PERIOD BALUSTRADE FROM HALNABY HALL AND A TENNIS COURT. ELDON HOUSE SITS WITHIN APPROXIMATELY 1.33 ACRES OF WELL-ESTABLISHED AND BEAUTIFUL WALLED GARDEN AND BENEFITS FROM STUNNING VIEWS OVER THE HAMBLETON AND CLEVELAND HILLS.

Accommodation - Main House
Entrance Hall • Drawing Room • Dining Room • Reception Hall • Kitchen • Larder
Sitting Room • WC • Utility • Laundry Room • Boot Room • WC • Cellar • Wine
Cellar • Master Bedroom with Ensuite • Four/Five further bedrooms • Family Bathroom
Separate WC • Linen Room • Bedroom with Ensuite • Further Family Bathroom

Accommodation - Flat
Living Room • Kitchen • Shower Room • Double Bedroom

Externally
Gravel driveway to front elevation • Gated tarmac side access • Double garage
Log store • Mature gardens • Fruit trees • Vegetable garden • Greenhouse • Gazebo
Potting Shed • Additional stone outbuilding • Dog Kennel

GSC GRAYS
PROPERTY • POTATOES • LAND

12 The Bank, Barnard Castle, Co Durham, DL12 8PQ
Tel: 01833 637000 Fax: 01833 695658
www.gscgrays.co.uk
barnardcastle@gscgrays.co.uk

Offices also at:

Bedale
Tel: 01677 422400
Hamsterley
Tel: 01388 487000
Leyburn
Tel: 01969 600120
Richmond
Tel: 01748 829217
Stokesley
Tel: 01642 710742
Situation & Amenities
Eldon House is situated within Heighington Village, which was titled as the ‘Perfect Village’ in the UK in a documentary produced by the BBC in 2006. The village enjoys the benefit of a large village green, primary school, public houses, Village Hall, convenience shop, Church and doctors surgery.

The local area offers a mixture of both state and independent schools for families looking to educate their children within the locality. Private schools within the region are at Barnard Castle and Durham.

The locality offers a range of recreational activities; golf courses at Barnard Castle, Durham and Darlington. Horse racecourses at Newcastle, Hexham, Thirsk, Sedgefield, Catterick and Ripon and theatres at Richmond, Darlington.

The A66 and A1 (M) are easily accessible from Eldon House, providing road links for commuters. There are mainline train stations at Durham and Darlington and International Airports at Newcastle and Leeds/Bradford. Darlington 6 miles, Bishop Auckland 7 miles, Newton Aycliffe 3 miles, Durham 15 miles, Newcastle 35 miles (please note all distances are approximate).

Description
Eldon House is a substantial six/seven bedroom, period Grade II Listed family home, with adjoining flat, set within 1.33 acres of impressive walled gardens, with tennis court and stone outbuildings. The property boasts character internally and externally and offers an excellent opportunity to create an ideal family home with the flat lending itself for further accommodation or for office use. The property has previously been used for B&B purposes. Externally, Eldon House overlooks Heighington Village green and Heighington Church on the northern aspect as well as benefitting from a peaceful position to the rear with views onto open countryside and the Hambleton and Cleveland Hills.

Accommodation – Ground Floor
The ground floor accommodation is accessed via a six panel timber entrance door leading into the timber floored entrance hallway. The accommodation leads off from the hallway into a proportion of the ground floor rooms. The drawing room to the right, boasts a warm reception room with period fireplace, double aspect to the south and recess drinks cabinet. Across the hallway is a spacious dining room with a period stone fireplace and service hatch from the kitchen. The kitchen and adjoining reception hall enjoy the character of the exposed beams and views over the extensive garden. The kitchen is fitted with a double oven gas fired Aga and benefits from a nearby shelved larder. A lower level cloakroom and WC lead off from the hallway, with an external access door into the garden, and a lower level down into the cellar and further wine cellar. To conclude the ground floor accommodation there is a comfortable sitting room, separate WC, utility room and laundry room.

First Floor
The spindle rail staircase leads up to the first floor, with the first single bedroom situated at half landing level. The large arched window makes the landing a light spacious area and the access port to the first floor bedrooms. The remaining five bedrooms all have views over the village green. The master bedroom leads into an en-suite with a bath, wash hand basin and WC. There is a further double bedroom with shower and en-suite facilities. The remaining bedrooms benefit from the use of two family bathrooms, one separate WC and one separate hand basin, and a rear staircase. The seventh bedroom is located above the flat.
The Flat
The flat adjoins Eldon House and can be accessed either from the main house or through its own separate entrance. The property is well presented, benefitting from views onto the garden and natural sunlight. The accommodation comprises: living room, kitchen, shower room and double bedroom.

Garden
Sitting within approximately 1.33 acres of beautiful lawned gardens, with an array of fruit trees; apple, pear and plum, shrub/plant boarders and a timber framed greenhouse. To the south of the garden is the impressive stone balustrade with the gazebo and the potting shed situated to either side. Below the garden is the enclosed tennis court with open views beyond.

Detached double garage and log store
Gated access to the side of the property with tarmac access driveway leading to a stone built double garage, with adjoining log store and separate lockable outhouse.

Tennis Court
There is a tennis court situated to the south of the property which enjoys the remarkable views the property has to offer.

Services
The property is served by mains electricity, water, gas and drainage.

Tenure, Local Authority & Council Tax
The property is to be offered freehold with vacant possession upon completion. Darlington Borough Council Tel: 01325 380651. For Council Tax purposes Eldon House is banded H and the Flat (7a) is banded A.

Viewings
Strictly by appointment only via GSC Grays Tel: 01833 637000.

Wayleaves, Easements & Rights of Way
Eldon House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information
All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Boundaries
The vendors will only sell such interest as they have in the boundary features.
Eldon House, 7 East Green, Heighington
Approximate gross internal area 530 sq m - 5704 sq ft

DISCLAIMER NOTICE:
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:
1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
Please discuss with us any aspects that are important to you prior to travelling to the view the property.
Particulars written: February & March 2016
Photographs taken: February & March 2016

www.gscgrays.co.uk