LOW WALWORTH HALL
Walworth, Nr Darlington, County Durham
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WALWORTH, NR DARLINGTON, COUNTY DURHAM DL2 2NA

GRADE II LISTED BUILDING OF HISTORICAL INTEREST
PROVIDING SUPERB FAMILY LIVING ACCOMMODATION
SET IN 11.5 ACRES WITH TENNIS COURT AND SWIMMING POOL

Accommodation
Entrance Hall • Sitting Room • Drawing Room • Dining Room
Study • Breakfast Kitchen • Utility • Seven Bedrooms
En Suite to Master • Two Further Bathrooms
Cellars and Boiler Room • One Bedroom Apartment

Externally
Formal Walled Garden • Tennis Court • Ornamental Ponds
Kitchen Garden & Traditional Greenhouse
Circa 11.4 acres in total including two paddocks
Various Out Buildings • Swimming Pool

Darlington 4.5 miles • A1(M) 6 miles

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Barnard Castle
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Leyburn
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Stokesley
Tel: 01642 710742
Situation & Amenities
Walworth is well located within a reasonable distance of the village of Piercebridge with the The Fox Hole public house and a super Farm Shop. Headlam Hall is also within easy reach with a spa, golf course and a country house restaurant. Primary schools can be found at High Coniscliffe, Heighington, Gainford and Ingleton. State and private secondary education opportunities can be found at nearby Staindrop, Darlington and Barnard Castle.

For the commuter, the A1(M) and A66 Trans Pennine route are both within close proximity, the East Coast main line railway station is at Darlington and International flights are available from Durham Tees Valley and Newcastle Airports. Darlington is well served with a good range of local and national retailers and leisure/recreation opportunities.

Low Walworth Hall
Low Walworth Hall is approached via a private driveway running between a formal walled garden and tennis court, passing through mature trees which open out to reveal this handsome family home. This Grade II Listed building was the Dower House to nearby Walworth Castle and has many period features, including shuttered windows and fireplaces. The property makes a superb family home with extensive living accommodation laid out over three floors including cellars. In addition, there is a one bedroomed apartment over the stable block.

The grounds are well laid out and include a formal walled garden, kitchen garden with traditional greenhouse, stable block, ornamental ponds, wildlife pond, tennis court and paddocks. In all the land extends to around 11.6 acres.

Accommodation
The main entrance hall provides access to a spacious rear hall, the sitting room and dining room. Both principal reception rooms have shuttered windows and enjoy views over the gardens. The sitting room is a cosy room with an open fire and illuminated display cupboards to both alcoves.

The dining room is a large formal room with wooden panelled walls and direct access to the kitchen. The kitchen is a great working kitchen fitted with two electric ovens; a steam oven; plate warming drawers, and induction hob. There are a good range of wall and floor cupboards, with white frontage and granite work surfaces over, incorporating a breakfast bar and sink unit with a Quooker boiling water tap.
Externa
The property is approached via a shared driveway, leading to private electric gates into the property. A gravelled driveway runs between the formal walled garden and the tennis court, past one of the ponds and up to the main façade of Low Walworth Hall.

The rest of the gardens include a formal walled garden, a kitchen garden with traditional greenhouse and an entertaining area with a gazebo.

To the rear of the property is a courtyard with access to the stable block with a range of useful stores and an external staircase to the apartment.

Apartment
Located in the rear courtyard. The accommodation briefly comprises living kitchen, bedroom and shower room.

Tennis Court
All weather tennis court.

Swimming Pool
The Swimming Pool is located in a separate building and has a changing area with sauna and shower cubicle.

Land
The land extends to 11.5 acres in total, which includes three paddocks.
Wayleaves, Easements and Rights of Way
Low Walworth Hall is sold subject to and with the benefit of all existing 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. We understand that the driveway from the main road up to the private gates is a shared driveway.

Areas, Measurements and 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.

Services
We are advised that the central heating is oil fed and that drainage is to a shared septic tank.

Tenure
The property is offered Freehold with Vacant Possession upon completion.

Local Authority & Council Tax
Durham County Council tel: 03000 26 4000. For Council Tax purposes, Low Walworth Hall is banded G and the Flat at Low Walworth Mews is banded A.

Viewings
Strictly by appointment only via the Agents GSC Grays tel: 01748 829217.