

WITTON HALL

WITTON-LE-WEAR • DURHAM



WITTON HALL

WITTON-LE-WEAR • DURHAM

A wonderful neo-Georgian country house with views over the Wear Valley

Darlington 16 miles (trains to London from 2hrs 25 minutes) • A1(M) 10 miles • Durham 12 miles
Durham Tees Valley Airport 20 miles • Newcastle 25 miles
(Distances and time are approximate)

Witton Hall

Reception hall • Drawing room • Orangery • Dining room • Kitchen/ breakfast room
Study • Utility room • Cloakroom

5 en-suite bedrooms • Lift • Attic rooms

Leisure Complex with swimming pool • Ballroom • Gym and Games room

2 Cottages • Garage block • Tennis court

Formal balustrade terrace • Landscaped gardens and sunken gardens

In all about 2 acres

Knight Frank LLP
St. Ann's Quayside
Newcastle upon Tyne NE1 3BD

0191 686 1232
james.denne@knightfrank.com



knightfrank.co.uk

Knight Frank LLP
55 Baker Street
London W1U 8AN

020 7861 1093
george.dennis@knightfrank.com

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.







Witton-le-Wear

Witton-le-Wear is an attractive, predominantly Victorian, village on the northern banks of the River Wear. It is an active community with a village school and playgroup, two pubs and three churches.



There are extensive shopping facilities in Darlington (16 miles) and Durham (12 miles).



Whilst enjoying a rural location, communications are excellent with Darlington, Durham, Newcastle and Sunderland all within commuting distance and two international airports within 45 minutes drive.



There are East-Coast main line railway stations at Durham and Darlington (Kings Cross 2 ½ hours)



There are over a dozen golf courses of varying standards within a 25 mile radius. The most notable are Seaton Carew Golf Club and Rockliffe Hall.







Witton Hall

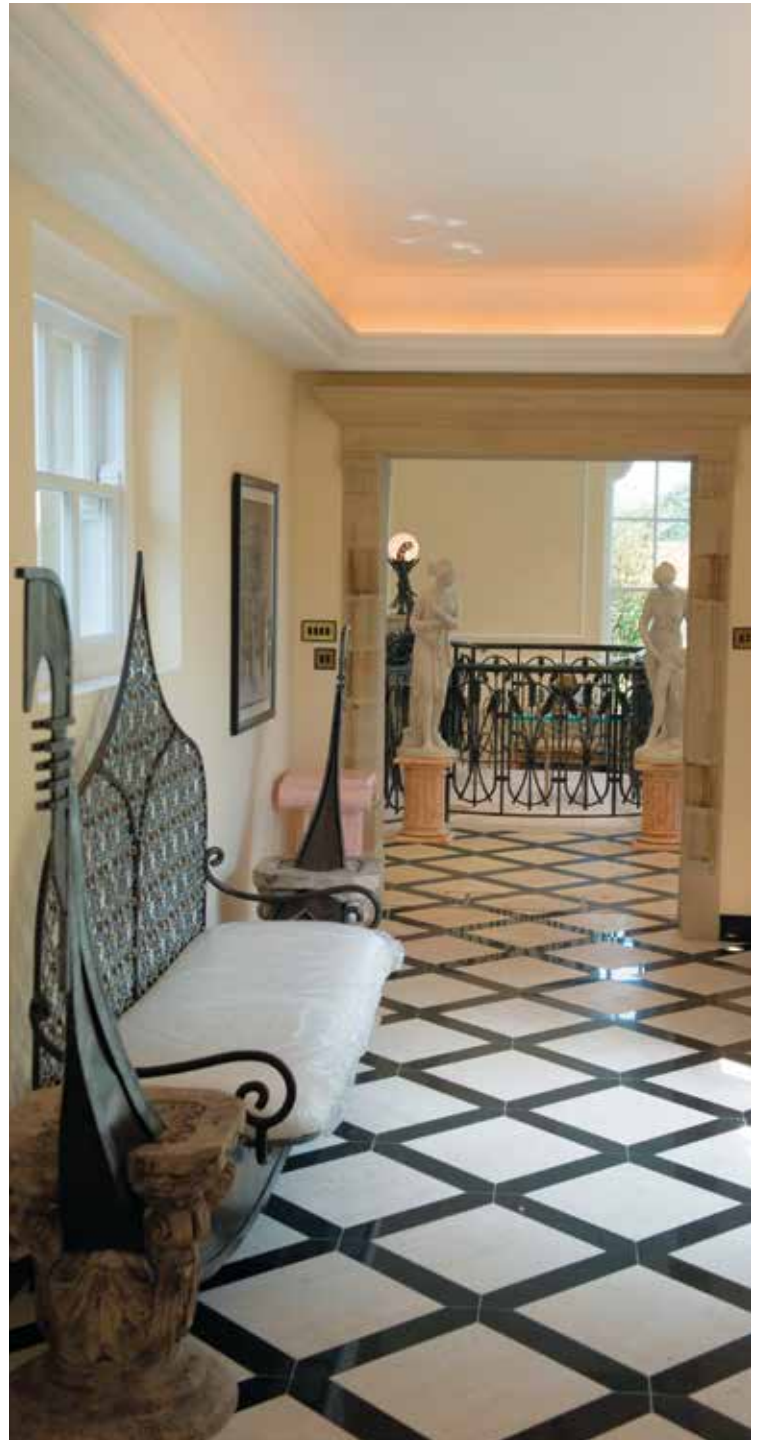
Witton Hall is one of the finest country houses to have been built in the north of England during the 20th century, and was built between 1995-1997 to an exacting standard. It occupies an elevated position with panoramic views over the village, south to Witton Castle and along the River Wear. Constructed of Sandstone, the building features classic Georgian elements including friezes, bespoke marquetry and Italian marbles.

The house is approached up a driveway which terminates in a wide turning circle at the rear of the house. The house is accessed via a classical stone portico which leads in to the main reception hall with sweeping staircase and half landing, wrought iron balusters and polished brass handrail, leading to a galleried landing. The principal rooms on the ground floor and are all of good proportions. From the main

hall is a cloakroom with separate WC, a walnut panelled study with marble fireplace, drawing room, Breakfast/ Kitchen room with French doors to the terrace and double doors opening into the drawing room. The orangery includes a classically inspired fresco leading onto the terrace.







The bedroom accommodation is laid out over the first floor with one master bedroom suite and four further bedrooms. The galleried landing with lift includes a staircase leading up to the second floor with six boarded attic rooms. The principal bedroom suite has ample storage and double doors opening on to a balcony overlooking the garden, a dressing room with walk in wardrobe and a separate WC as well as an en suite bathroom. Three further bedrooms include dressing rooms and en suite bathrooms and the fifth bedroom includes an en suite.

Particular attention has been paid to the leisure complex which is reached from the Conservatory and includes an Oval Swimming pool, a ballroom with oval sprung dance floor, a gymnasium with sauna and shower rooms, and a Mezzanine games room and a dry bar.

Bang & Olufson sound systems are incorporated throughout the house, and there is a lift connecting the ground and first floor.

In addition to the main house, there is a detached lodge, two cottages, a five-bay garage block and an all-weather tennis court.

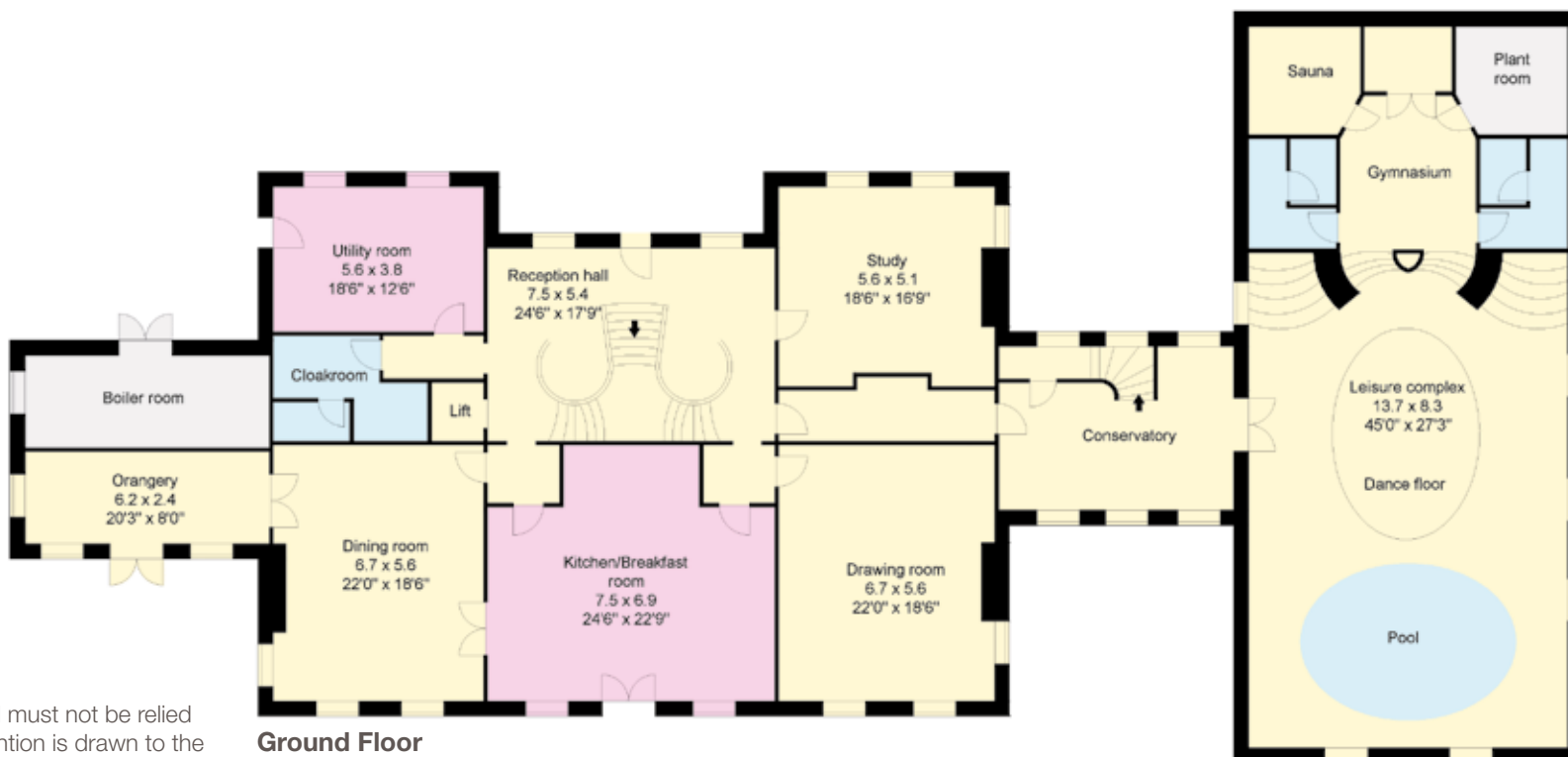
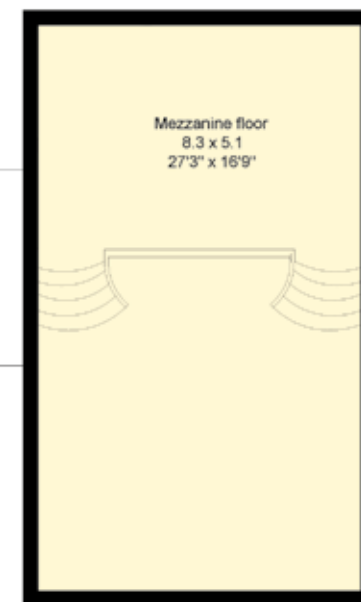




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



Gardens and Grounds

The gardens at Witton Hall include a gazebo on ionic columns in the south-west corner. Two flights of semi-circular stone steps lead up to a balustrade terrace overlooking sweeping lawns dominated by a magnificent beech tree. The driveway continues through a Palladian arch to the circular turning area around a formal pond with ample parking. To the north is a balustrade terrace, flanked by raised flower borders. On the west side of the house is a paved sunken garden around a formal fishpond with shrubbery borders. There is a lean-to greenhouse with garden store and steps up to the outside WC and lobby to the double garage.

Cottage One

A secluded flagged courtyard gives access to the cottages. Cottage One is reached by steps into the entrance hall which leads to the Kitchen/Living area, with one Bedroom with built in wardrobes, and bathroom.

Cottage Two

Cottage Two is reached from the same courtyard, and comprises a Kitchen/Living area, with one Bedroom with built in wardrobes, and one bathroom. Below the Cottage is a utility room/tack room with a further storage room.



Services

Mains; Water, electricity and drainage.

Oil fired central heating to the main house. Night store heating to the cottages.

Local authority

Wear Valley District Council

Directions

On entering Witton-le-Wear from the west, continue through the village and the entrance to Witton Hall can be seen on the left hand side at the eastern end of the green.

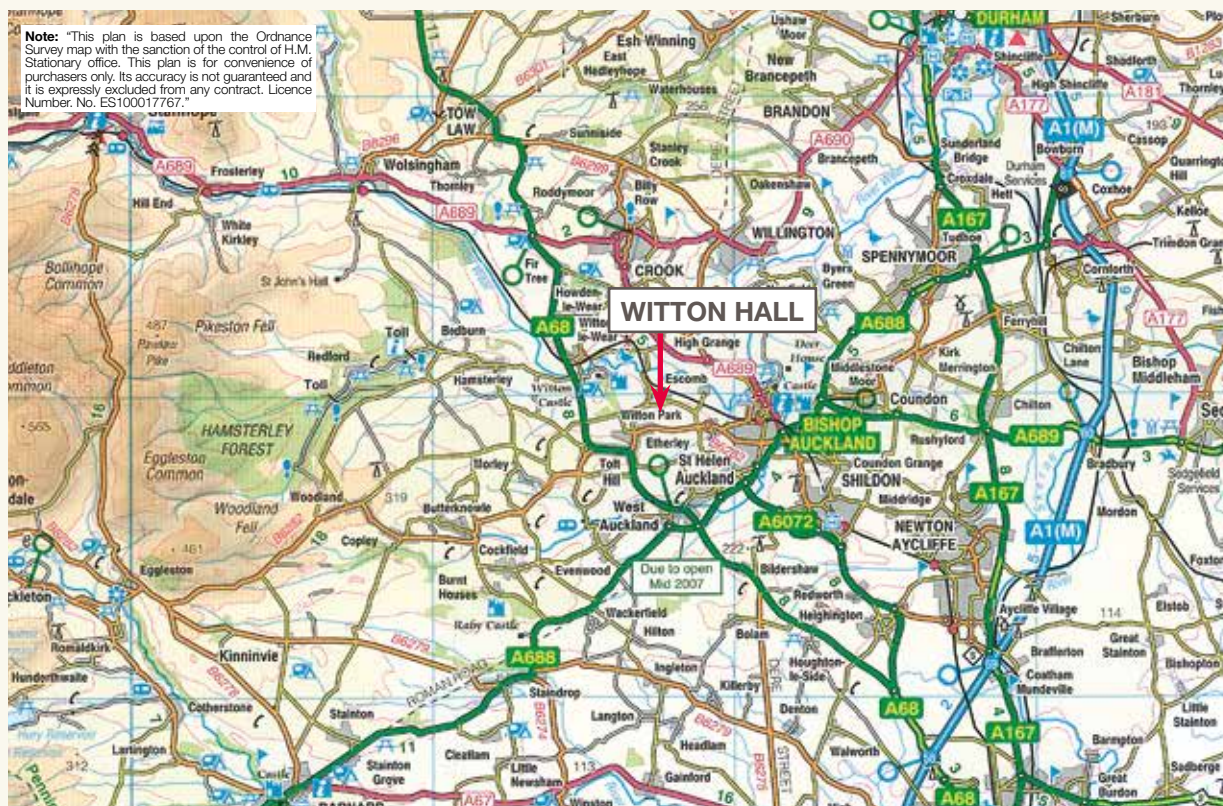
Viewings

Strictly by appointment through the vendor's agent.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.





Important Notice

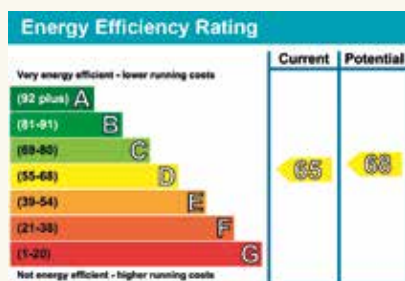
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.

Particulars and photographs dated: July 2014.

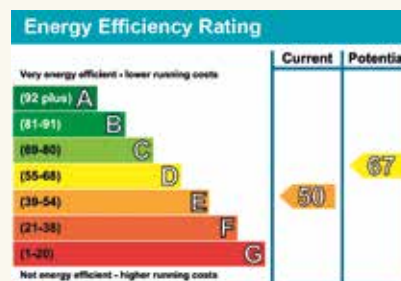
Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Kingfisher Print and Design. Tel: 01803 867087

Witton Hall



Annexe 1



Annexe 2

