



Stuart Edwards  
ESTATE AGENTS

ESHWOOD HALL, NEW BRANCEPETH, DURHAM, DH7 7HG  
**FOR SALE £1,900,000**

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## FULL DESCRIPTION

Magnificent country house set in 4.5 acres of beautifully landscaped grounds.

Situated in a picturesque position, this home enjoys impressive views of the surrounding countryside. 4.5 acres of land and mature gardens provide privacy and seclusion, together with approximately 11.5 acres of woodland and ample off road parking.

Inside, the property retains the feel of a large country house and there is plenty of character throughout including large proportioned rooms, high ceilings, feature fireplaces, oak floors and panelled walls, decorative cornicing and an abundance of natural light.

Upon arrival the character and charm of this family home is immediately evident. The main entrance sits to the front of the property. An entrance porch opens on to a grand show hallway with solid oak panelling and staircase.

To the ground floor there is a useful cloakroom/wc, spacious lounge, conservatory with patio doors leading directly onto the garden and paved area that is ideal for outdoor entertaining. Dining room, superb snooker room/lounge/bar, extensively fitted kitchen with "Aga", utility room and access door to the cellar situated under the house.

To the cellar there are two rooms. The Worcester oil fired boiler is also housed here providing heat to radiators in all rooms.

The half landing with solid oak panelling leads to a spacious landing with access to a balcony and attic room which is boarded for storage and houses the hot water cylinder.

The master bedroom with feature bay window enjoys open views, large en-suite bathroom and dressing room with a range of fitted bedroom furniture. Bedroom 2 also has an en-suite bathroom, there are a further 3 double bedrooms and family bathroom.

The property is accessed via a long private driveway and there is ample off road parking to the property as well as garage/workshop with remote controlled doors.

Within the grounds it is also worth noting there is a detached fully equipped office building with two office rooms, store room, kitchen and WC facilities. Ideal for buyers looking to work from home.

The house is set amongst large formal gardens with impressive ornamental pond, mature shrubs, plants, trees and walkways throughout the grounds.

Eshwood Hall is located approximately 4.5 miles from Durham City centre and is within easy reach of the A167.

Rare to the market, this property must be viewed to be fully appreciated.

## ENTRANCE HALLWAY

Lobby leading to the show hallway with ceramic tiled flooring, half panelled oak walls and magnificent oak staircase leading to the first floor.

## CLOAKROOM/WC

Low level wc, wash hand basin, 1/2 tiled walls and radiator.



### **LOUNGE**

Louis style feature fireplace with marble hearth and back panel. Three double radiators and double doors leading to the conservatory.

### **CONSERVATORY**

12' 2" x 9' 2" (3.71m x 2.79m) Three double radiators, oak panelling and double glazed patio doors leading to the patio and garden.

### **DINING ROOM**

17' 3" x 14' (5.26m x 4.27m) White Louis style feature fireplace with marble hearth and back panel. Double radiator and double doors leading to the snooker room.

### **SNOOKER ROOM/LOUNGE/BAR**

40' x 17' 5" (12.19m x 5.31m) Feature fireplace with brick insert and multi fuel burner, three double radiators, oak panelling and double patio doors leading to the patio and garden.

### **KITCHEN**

26' 2" x 16' 1" (7.98m x 4.9m) Extensive range of oak wall and floor units, incorporation glazed leaded wall cupboards, laminate worktops and inset sink unit. Dish washer and "Aga" cooker with four ovens, separate ceramic hob and extractor hood. Door and stairs leading to the cellar.

### **UTILITY ROOM**

9' x 9' (2.74m x 2.74m) Range of wall and floor cupboards with laminate worktops and inset stainless steel single drainer sink unit. Plumbed for automatic washing machine.

### **REAR ENTRANCE LOBBY**

With UPVC rear entrance door.

### **CELLAR**

14' 5" x 7' 7" (4.39m x 2.31m) Worcester oil fired boiler, heating radiators to all rooms. Range of wall and floor cupboards with single drainer sink unit and extractor fan.

### **SECOND ROOM**

14' 5" x 11' 6" (4.39m x 3.51m) Range of wall and floor units and large walk-in storage cupboard.





### **HALF LANDING**

With solid oak panelled walls.

### **LANDING**

Spacious landing with double and single radiator, door leading to balcony and door leading to attic.

### **MASTER BEDROOM**

13' 7" x 18' 2" (4.16m x 5.55m) Double radiator and feature bay window enjoying the surrounding views.

### **EN SUITE**

16' 1" x 9' 8" (4.92m x 2.95m) Large en-suite comprising: low level wc, wash hand basin, double shower cubicle with mains fed shower, panel bath, tiled walls, wood panelling and double radiator.

### **DRESSING ROOM**

Radiator and a range of fitted units.

### **BEDROOM 2**

14' 4" x 13' 1" (4.37m x 3.99m) Double radiator and a range of fitted wardrobes.

### **EN SUITE**

10' 0" x 9' 7" (3.07m x 2.94m) Low level wc, vanity unit with inset wash hand basin, corner bath, tiled walls and double radiator.

### **BEDROOM 3**

14' 0" x 17' 2" (4.28m x 5.24m) Double radiator and walk-in wardrobe.

### **BEDROOM 4**

17' 7" x 13' 8" (5.36m x 4.19m) Double radiator and a range of fitted wardrobes.

### **BEDROOM 5**

13' 8" x 11' 7" (4.19m x 3.54m) Double radiator.

### **FAMILY BATHROOM**

Comprising: low level wc, wash hand basin, panel bath, shower cubicle with mains fed shower, tiled walls and radiator.





### **ATTIC**

Boarded for storage with radiator and hot water tank.

### **DETACHED OFFICE SPACE**

With brick and pebble dashed elevations, oil fired central heating, tiled roof and UPVC double glazing throughout.

### **ENTRANCE LOBBY**

### **MAIN OFFICE**

33' 2" x 16' 3" (10.11m x 4.95m) Three double radiator and three single radiators.

### **KITCHEN**

12' 9" x 8' (3.89m x 2.44m) Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit.

### **LADIES AND GENTS WC FACILITIES**

### **OFFICE**

17' 10" x 11' 1" (5.44m x 3.38m) Two radiators.

### **SECURITY STORE ROOM**

18' 8" x 4' 6" (5.69m x 1.37m)

### **GARAGE/WORKSHOP**

42' x 23' 10" (12.8m x 7.26m) overall size Having remote up and over door, central heating boiler and mezzanine floor for storage.

### **FORMAL GARDENS**

The house benefits from formal gardens which include an ornamental lake, lawned areas with landscaped mature trees, plants, shrubs and walkways.

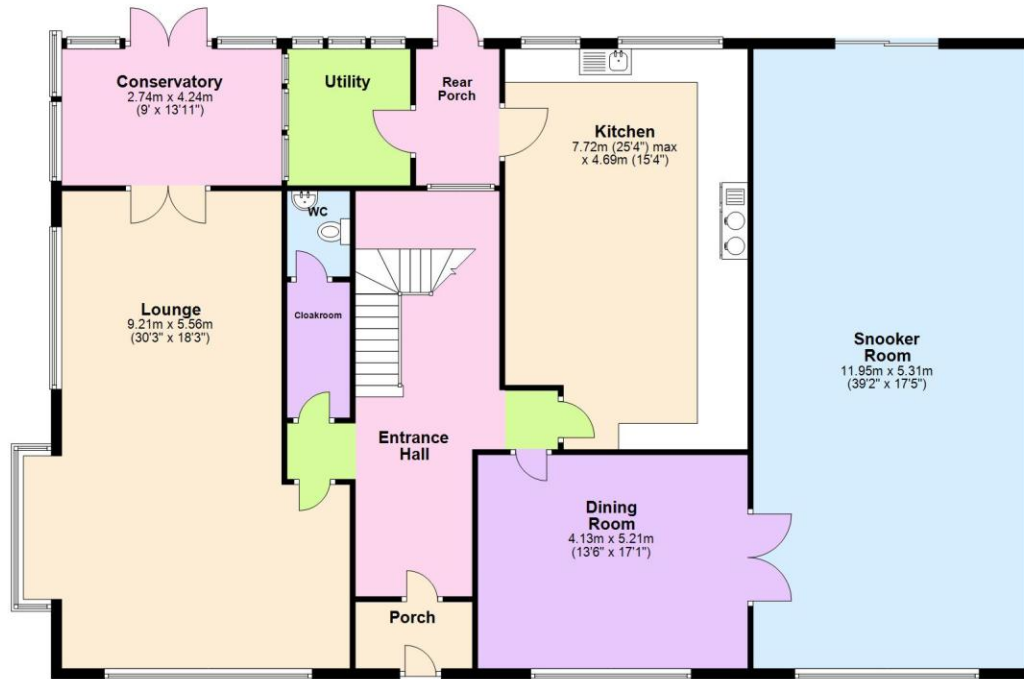
### **TENURE - FREEHOLD**

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.





Ground Floor



First Floor

