



# Satley House, Satley, Bishop Auckland Durham DL13 4HU

## SITUATION AND DESCRIPTION

Satley House is an impressive stone built detached house, situated in a beautiful garden site extending to approximately 1.5 acres, and positioned at the end of a long private driveway with excellent privacy and shelter provided by the mature trees surrounding the house. The Grade II listed period house, formerly the Vicarage for St Cuthbert's Church in the 1970's, has been occupied as a family home by the present owners for 27 years, and over this period the stone built outbuildings within the rear courtyard have been redesigned to create versatile spaces, including home office/studio, snooker room and leisure wing.

The accommodation comprises; reception hall, sitting room, dining room, library/study, magnificent drawing room, kitchen, breakfast room, ground floor family bathroom/wc, drying room, utility room, and a leisure wing - gym areas, wet room and external hot tub. To the first floor there are seven bedrooms, three en suites, and a bathroom and separate wc. To the second floor there is a large attic room and within the courtyard a snooker room and games room. Within the outbuildings there is a fuel store, store and workshop and double garage.

Externally there are mature lawned gardens and woodland to the rear, with a private driveway with parking for several cars and a rear courtyard.



The impressive country house, extended from its original form in 1834, is centrally located in the village, close to the Church and about four and a half miles from the popular village of Lanchester with excellent local amenities including shops, restaurants, farm shop, bank and schooling.

Lanchester – 4.5 miles, Durham – 12.4 miles, Newcastle - 18.4 miles and Newcastle Airport – 23.8 miles

## RECEPTION HALLWAY

A lovely reception hallway with two radiators with decorative covers, dado rail, and curved balustrade staircase leading to the first floor bedroom accommodation. There are panel doors leading to the sitting room, library/study, drawing room and kitchen.

## SITTING ROOM

21'9 x 14'2 (6.23m x 4.32m) (maximum measurements)  
A formal sitting room with two large sash windows to the front elevation overlooking the gardens, a decorative fireplace, wood flooring, built-in cabinets for storage, two radiators with decorative covers, ceiling coving and steps up into the door giving access to the adjacent dining room.

## DINING ROOM

14'8 x 16'8 (4.47m x 5.08m)  
A superb dining room with a lovely open fireplace with copper canopy and wood surround, a window to the front elevation overlooking the gardens, wood flooring, dado rail, radiator with decorative cover and a door leading to the drawing room.

## DRAWING ROOM

25'4 x 16'7 (7.72m x 5.05m) (maximum measurements into bay)  
A magnificent drawing room with decorative moulding to the ceiling, a beautiful stone fireplace, ceiling coving and sash bay window to the rear, with shutters, overlooking the gardens. There are French doors to the side elevation with windows and shutters opening to the garden, two radiators with decorative covers and a door returning to the hallway.

## LIBRARY/STUDY

14'9 x 14'8 (4.49m x 4.47m)  
A versatile fourth reception room with a window, with shutters, to the front elevation, open fireplace with brass canopy and tiled insert, ceiling coving and a radiator with cover.

## KITCHEN

14'9 x 11'2 (4.49m x 3.4m)  
The kitchen is fitted with a range of cream wall and base cabinets with a stainless steel sink and drainer, oil fired AGA, wood flooring, plumbing for a dishwasher, integrated fridge, inset spotlights and a radiator. The kitchen has a window to the rear overlooking the courtyard

A door leads from the kitchen to a rear lobby.

## REAR LOBBY

5'8 x 7'3 (1.73m x 2.21m)  
With exposed stonework, a wood floor, door leading to the courtyard and doors returning to the hallway and breakfast room.

## BREAKFAST ROOM

15'6 x 15'3 (4.72m x 4.65m)  
An excellent breakfast room with an oil fired cast iron stove, wood flooring, a window overlooking the courtyard and doors leading to the laundry and boiler room. There is also a door giving access to a separate staircase, formerly the servants' access, to the second floor attic room.



## BOILER ROOM

10'8 x 15'5 (3.25m x 4.7m)  
With two oil boilers, built-in storage and a window to the courtyard.

### LAUNDRY

7'7 x 10'0 (2.31m x 3.05m)

With plumbing for a washing machine, a Belfast style sink and space for a tumble dryer. There is a window to both front and rear elevations, and a doorway leading to the gym/leisure wing.

### GYM

11'4 x 12'9 plus 10'5 x 14'6

(3.45m x 3.39m) plus (3.17m x 4.42m)

A generous gym, converted around 8 years ago, with a tiled floor and doors opening to the enclosed hot tub area. There is a wet room with a tiled floor and a window and door to the courtyard.



### FIRST FLOOR LANDING

The staircase leads to a split level first floor landing with a window to the rear, roof light and a radiator.



### BEDROOM ONE

16'6 x 15'3 (5.03m x 4.65m)

A lovely double bedroom with a window to the front elevation overlooking the gardens, a cast iron fireplace with wood surround, ceiling coving, a radiator and door to the en-suite.

### EN-SUITE

11'7 x 5'9 (3.53m x 1.75m)

With a large mains shower, close coupled wc, pedestal wash hand basin, chrome ladder radiator and a window overlooking the gardens.

### BEDROOM TWO

15'8 x 16'1 (4.78m x 4.9m)

This bedroom has windows to both side and rear elevations, ceiling coving and a door to the en-suite.

### EN-SUITE

With a mains shower, pedestal wash hand basin, close coupled wc and a window.

### BEDROOM THREE

11'8 x 14'8 (3.56m x 4.47m)

A double bedroom with windows overlooking the gardens, a period fireplace and a radiator.

### BEDROOM FOUR

11'5 x 14'9 (3.48m x 4.45m)

With a window overlooking the gardens, laminate flooring and a radiator.

### BEDROOM FIVE

12'5 x 14'9 (3.79m x 4.45m)

A large double bedroom with windows overlooking the gardens, a period fireplace, laminate flooring and a radiator with a decorative cover.

### BEDROOM SIX

12'8 x 11'2 (3.86m x 3.4m) (maximum measurements)

A double bedroom with a window to the rear, a radiator, laminate flooring, a built-in storage cupboard with a water tank and a door to the en-suite shower.

### EN-SUITE SHOWER

4'9 x 8'5 (maximum measurements)

1.45m x 2.56m

With a double length mains shower, close coupled wc, pedestal wash hand basin, window to the side and a radiator.

### BEDROOM SEVEN

15'9 x 13'2 (4.8m x 4.01m) (minimum measurements)

A large double bedroom with a window overlooking the courtyard, a period fireplace and a radiator.

### BATHROOM

9'4 x 5'5 (2.84m x 1.65m)

The bathroom has a curved corner bath with shower unit, pedestal wash hand basin, radiator and window to front elevation.



### SEPARATE WC

With window to the front elevation, close coupled wc and corner wash hand basin in a wood vanity stand.

Glazed doors open from the first floor landing to a separate servant's staircase, accessed from the breakfast room and leading to the attic room.

#### **ATTIC ROOM**

15'5 x 27'9 94.67m x 8.46m)

A generous attic room with two cast iron fireplaces, exposed beams, roof light and two additional windows.

#### **EXTERNALLY**

Within the courtyard there are two large conversions, currently used as a snooker room and a games room, but historically having been used as a studio/home office.

#### **SNOOKER ROOM**

20'9 x 17'0 (6.32m x 5.18m)

A versatile room with two doors and windows, spotlights, and a radiator.



#### **CLOAKROOM/WC**

With a wc and wash hand basin, and window to the rear.

#### **GAMES ROOM**

17'4 x 21'2 (5.28m x 6.45m)

The games room has a double glazed window, two doors and windows to the rear, inset spotlights and a radiator.

Satley House occupies a site of approximately 1.5 acres, with a long private driveway running to the side of the property, leading to the rear courtyard, a large garage, and stone outbuildings. The majority of the garden is lawned with mature trees to the boundary providing excellent privacy and shelter.



#### **DIRECTIONS**

From Lanchester drive south out of the village following signs for Satley. Satley House is on the right hand side shortly after The Punchbowl public house and the Church.

If approaching the property from the north and Newcastle upon Tyne, the quickest route to the house is via Whickham or the Sunnyside Road leading from the Team Valley Trading Estate. This road is the A692 proceeding south west and turning off at Sunnyside onto the Burdon Plain Road, which is the A6076 to Stanley.

After Stanley take the A693 towards Anfield Plain and take first left at the main roundabout on the A6076 to Lanchester. Proceeding through the outskirts of Lanchester, take the turn through the town on the B6296 heading to Satley.

This is the most direct route from Newcastle and Tyneside and gives a quick and very attractive approach to the property.

#### **SERVICES**

The property has mains electric and water services with private drainage.

#### **TENURE**

Freehold.

#### **FLOOD RISK**

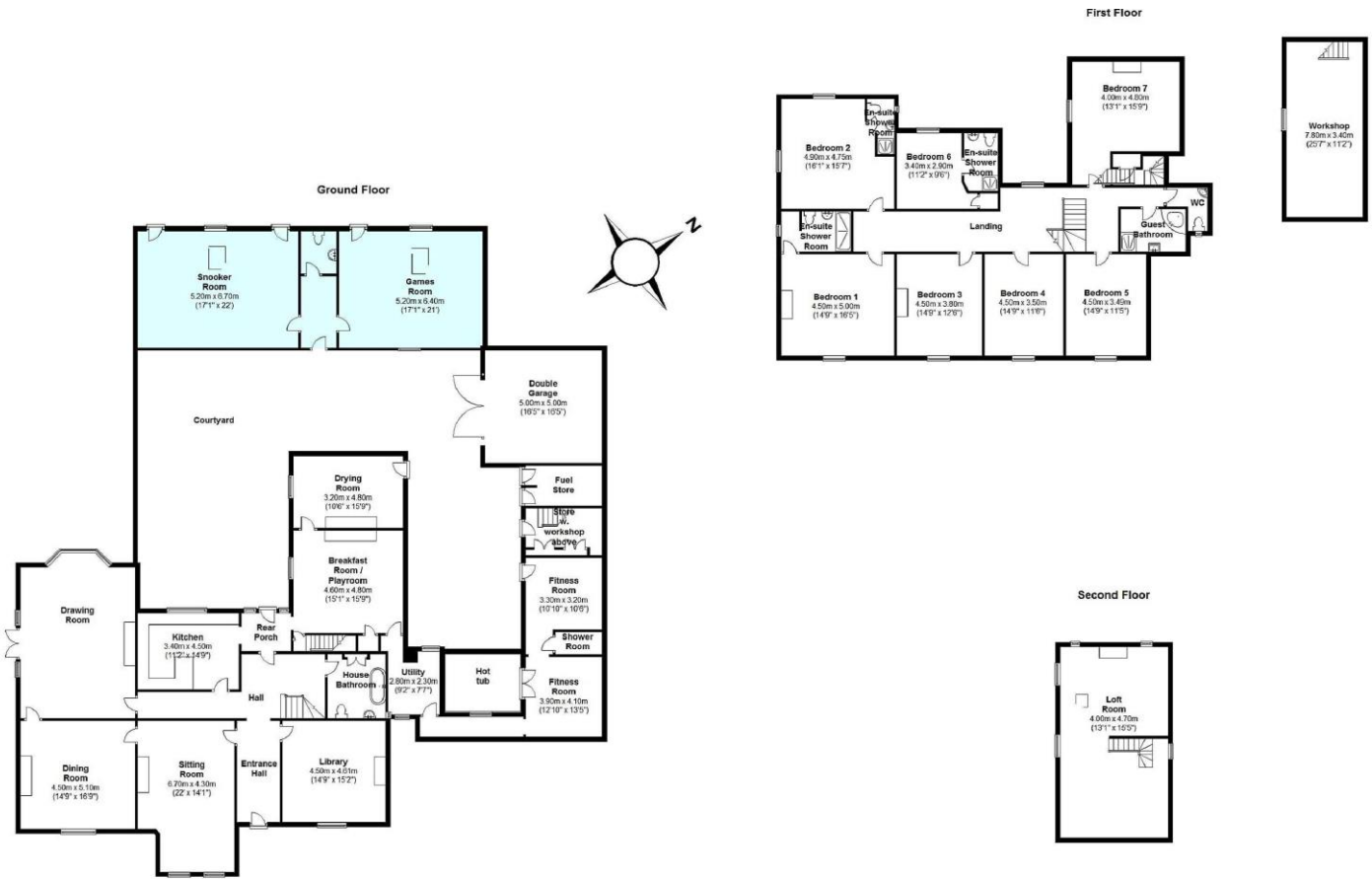
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: E



Floor plan is approximate and is provided for visual reference only.  
Green Light Survey.  
Plan produced using The Mobile Agent.



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**OPEN 7 DAYS A WEEK**

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Satley, Durham



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Price on Application

