



East Hall, 29 Holywood, Wolsingham Bishop Auckland, Durham DL13 3HE

SITUATION AND DESCRIPTION

East Hall is a sumptuously appointed period house being one of four properties created from the original main hall.



Having been lovingly restored, without a thought to cost, the property now provides three reception rooms along with a stunning breakfast/kitchen plus four en-suite bedrooms. It stands within private and landscaped gardens and there is a detached double garage plus further ample parking facilities. The property is fitted with a security system and has the added benefits of gas fired central heating and double glazing throughout. There is also planning permission for the addition of an orangery.

Holywood is an exclusive development comprising the original Holywood Hall, of which East Hall forms a part, surrounded by open countryside and within half a mile from the centre of Wolsingham, which provides a traditional range of amenities. A further range of shopping, educational and recreational facilities can be found within the regional centres of Newcastle, Durham, Darlington and Teesside. For the commuter the A68 and A1(M) provide links to the major commercial centres of the North East, including Durham and Darlington. Main line railway stations offer further communications with the rest of the country complemented by International Airports

at Durham Tees Valley and Newcastle.

The property comprises:

ENTRANCE LOBBY

An impressive portico entrance leads through a substantial entrance doorway to a tiled lobby with a mosaic floor and glazed inner doorway through to an elegant reception hall.

RECEPTION HALL

The reception hall has tiled flooring, stairs leading to the first floor accommodation, paneling and decorative pargetting. A door leads to the cloakroom/wc.

SITTING ROOM

22' x 16' (6.70m x 4.87m)

The sitting room is a beautiful, bright room with a splayed bow window having double opening French doors leading out to the gardens. There are period features along with a marble fireplace with inset living flame gas fire. The flooring is oak boarding and there are wonderful views down the gardens.



DINING ROOM

20' x 15'11 (6.09m x 4.85m)

The dining room is of similar proportions and detail with oak flooring, period features along with a painted period fire surround with marble slips. The dining room has recently been fitted with a multi fuel stove so this room can be used

in the winter as a second living room. The arrangement of reception rooms is flexible in that during the winter months the dining room could be utilised as a more snug living room.

STUDY

18'11 x 10'9

A third reception room with oak flooring and views to the gardens, currently used as a study by the present owners, this room could equally be a living or family room.

KITCHEN

19'11 x 14'11 (6.07m x 4.54m)

The exquisite breakfast/kitchen has been recently refitted by the Bespoke Kitchen Company having a contrasting range of oak fronted and black high gloss units complemented by granite work surfaces and with a central island unit having an inset twin bowl sink. There are double integrated refrigerators and freezers, pull out larder units, integrated dishwasher, kitchen scales and a butchers block. A leisure range style cooker is set into a chimney breast recess with double electric oven and grill along with a 4 burner hob unit, a wok burner and griddle having extractor hood and light over. There is space for table and chairs along with tiled flooring and a doorway leading out to the shared courtyard. In addition there is recessed spot lighting along with Italian vertical pipe radiators.



UTILITY

12'6 x 6'5 (3.8m x 1.95m)

On the opposite side of the hall is a useful utility room with Belfast sink, storage cupboards and twin gas fired central heating boilers.

FIRST FLOOR LANDING

This generous first floor landing has decorative pargetting to two walls.

BEDROOM ONE

15'6 x 14'1 (4.72m x 4.29m)

The master bedroom overlooks the gardens and has a luxurious en-suite bathroom/wet room with a large tiled showering section with a fixed head shower opening through to the bathroom with freestanding bath, along with wash hand basin and wc, all having tiled walls and floors.

BEDROOM TWO

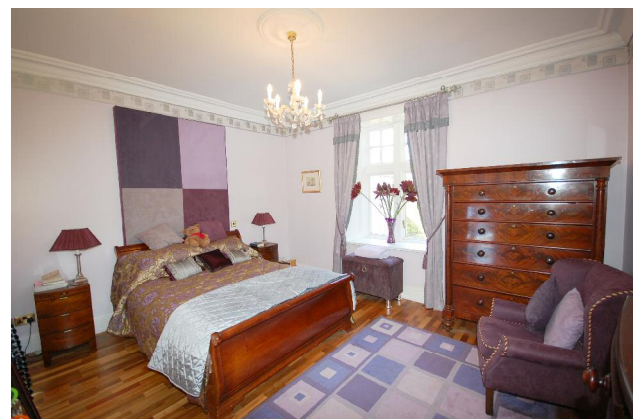
20' x 15'11 (6.09m x 4.85m)

This second, double bedroom has fitted wardrobes and an en-suite bathroom.

BEDROOM THREE

20' x 14'4 (6.09m x 4.36m)

This third, double bedroom has fitted wardrobes and an en-suite bathroom



BEDROOM FOUR

19' x 10'8 (5.79m x 3.25m)

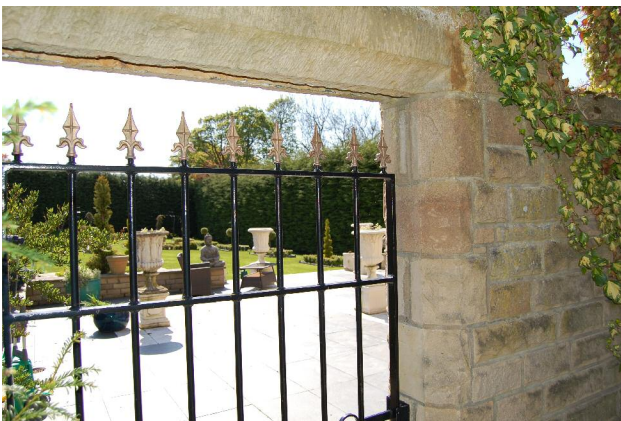
This fourth, double bedroom has fitted wardrobes and an en-suite bathroom.

EXTERNALLY

The property is approached over a sweeping tarmacadam driveway leading through double opening gates, set into a high level wall with imposing pillars. A large block paved turning apron leads up to the front entrance and garage providing ample parking for a number of vehicles.



There is a stone built, generous detached double garage along with an adjoining wrought iron gateway heading through to the gardens.



A broad slate and Travertine sun terrace extends the full width of the property and leads down to a laid lawn enclosed by hedgerows and having inset beds with box hedging and topiary. A set of steps leads up to a raised lawn section.

Agents Note:

Full planning exists for the erection of an orangery at the eastern elevation.

Access to the driveway of East Hall is over a shared private room with joint maintenance responsibilities.

DIRECTIONS

From the centre of Wolsingham bear to the right towards Tow Law through uppertown and before Holywood Lane, continue straight ahead through the pillars (private road) and follow the sweep of the road up and around to the right. A tarmacadam driveway will then be seen sweeping off to the right which leads down to East Hall.



| Energy Efficiency Rating | | Current | Potential |
|---|------------|---------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | 58 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

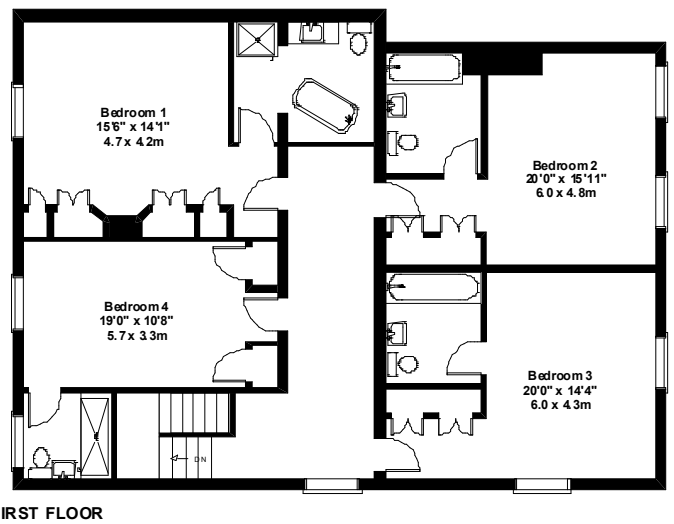
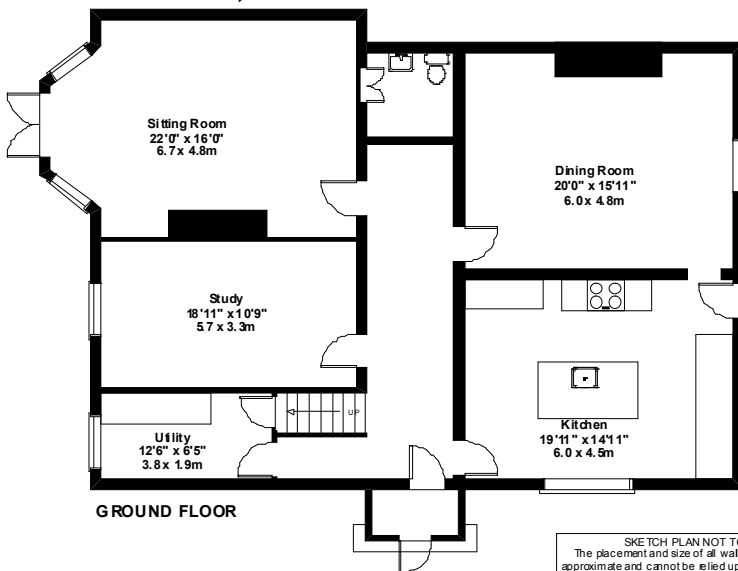
| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92-100) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 51 | 51 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |



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estate agents &
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The East Hall, Venus

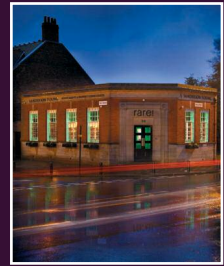


SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
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1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
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From Sanderson Young



East Hall
29 Holywood, Wolsingham



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Price on Application

