



rare!

From Sanderson Young



Soane House, 28 Burn Hall
Darlington Road, Durham



Soane House, 28 Burn Hall, Darlington Road, Durham DH1 3SS

Guide Price £795,000

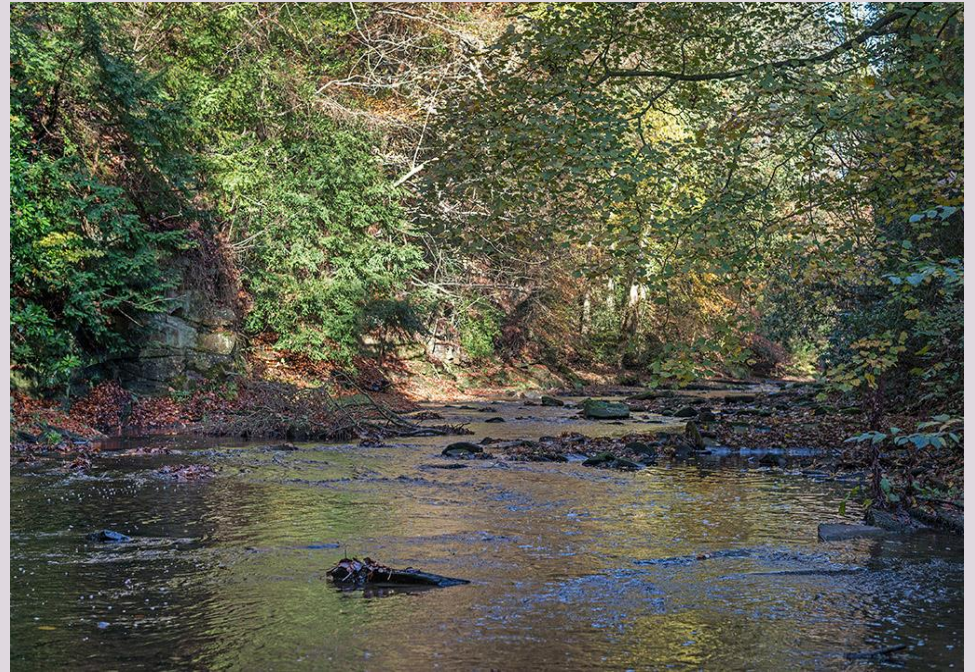
We are delighted to offer this very rare and unique detached country home, set in the magnificent estate and grounds of Burn Hall. The property, which was designed by the eminent architect Sir John Soane in 1783, provides a highly impressive stone built crescent shaped family home. It is finished in fabulous dressed stone and has a magnificent double height central archway which leads off to single storey wings either side, finishing in pavilion double height ends, which was part of the style of Sir John Soane. The house, built for the respected banker George Smith is Grade II* listed, and was converted from its original intended cow barn use into a private residential dwelling in the 1980s and was purchased by the current owner in 2006. The house has a great amount of kerb appeal and provides one of the most beautiful back drops within the estate. The property is located to the north eastern corner of the estate, which extends to over 20 acres and is part of the communal grounds owned by each of the dwellings, where residents enjoy fabulous walks, pathways and beautiful views. Soane House, in need of some updating, has a total of five bedrooms and three bath or shower rooms, it has gas central heating, magnificent lunette windows and a feature central high arched entrance and the magnificent symmetrical wings that lead off from the centre. The house itself has fabulous architectural features and the central entrance hall is circular leading off to the south facing patio terrace at the front of the property. The central hall provides a magnificent dining area with the staircase above that leads into a master bedroom with en suite and balcony giving magnificent views over the surrounding countryside.

West Wing | Triple reception room dividing easily into a family sitting room, library and dining area | Double height pavilion wing | Fitted kitchen with a range of cabinets and integrated appliances at ground floor level | Situated off the principal reception room is a conical shaped area which subdivides into a laundry and utility room | Staircase leads above to a fifth bedroom with en-suite shower room | East Wing | Ground level two large double bedrooms with en-suite Jack and Jill bathroom | Double height wing with a door leading to a bedroom suite at ground floor level providing a bathroom/wc and dressing room | A staircase leads to the well appointed bedroom above which has tremendous views | Externally, there is a double garage and car parking facilities, as well as a lovely drive and courtyard with secure parking for many vehicles. The gardens are principally set out to the south and west of the property and are ideal for families, with open lawned areas and lovely terraces. The setting of the property within the Burn Hall estate is magnificent and the house is very conveniently situated for its access into the World Heritage centre of Durham City as well as access via the A1M into Newcastle to the north and its International Airport.

Services: Mains electricity and water, propane gas central heating, private drainage | Maintenance Charge £1965 per annum | Tenure: Freehold | Council Tax Band: G

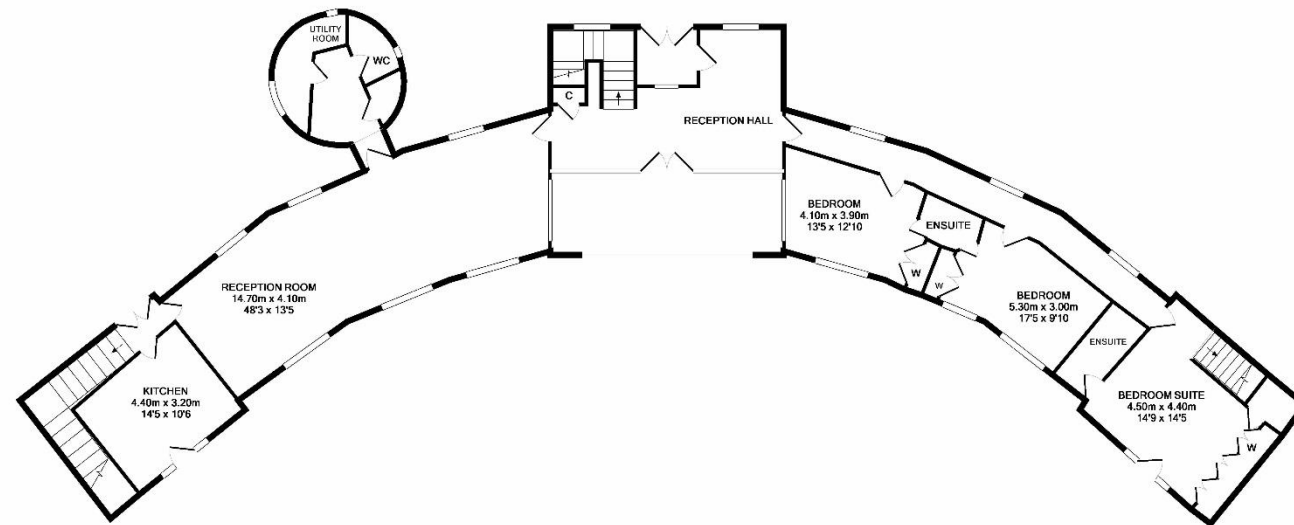
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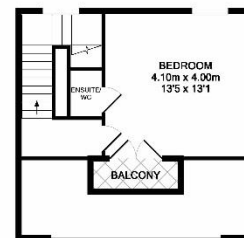








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All confidential enquiries to:
rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk