



GROVE HOUSE REDFORD  
Hamsterley,



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# GROVE HOUSE REDFORD

County Durham, DL13 3NL

Welcome to Grove House, a stunning period property nestled in the heart of Hamsterley Forest. This magnificent 19th-century house boasts 3 reception rooms, 6 bedrooms, and 5 bathrooms, offering ample space for comfortable living with a dovecote nestled in the grounds. Situated on a sprawling 2-acre plot, Grove House provides a sense of tranquillity and privacy, making it a perfect retreat. The property offers a unique opportunity to own a piece of local heritage.

## ACCOMMODATION



**GSC GRAYS**

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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Situation

Wolsingham and Barnard Castle are nearby market towns offering a range of local shops and services, including a bank, post office, health centre, chemist, greengrocer, supermarket, butchers, schools, pubs and restaurants. Bishop Auckland also offers a much more extensive range of supermarkets whilst Durham (18 miles), Darlington (20 miles), and Newcastle (31 miles) provide additional restaurants, shopping, health and cultural opportunities. All three lie on the central east coast rail line with regular connections north and south with London. (please note all distances are approximate).

## The Property

Forming the principal part of a former hunting lodge built by the Surtees family in approximately 1826, Grove House offers three formal reception rooms including dining room, generous living room, sitting room, bespoke breakfast/kitchen, utility room and cloakroom/WC. The Ground Floor accommodation has an abundance of period and character features including original coving, deep skirting boards and feature fireplaces.





### First Floor Landing

To the first floor there are six bedrooms, five en-suite shower rooms/bathrooms. There is a further staircase to second floor with a separate shower room and two useful storage rooms.

### Externally

To the exterior of the property there is approximately 2 acres of gardens with formal lawn area, numerous patio areas, mature planted borders, trees and shrubs. There are three useful outbuildings and a biomass boiler. The property is accessed via either a sweeping driveway or right of way over gravelled drive to the rear.

### Dovecote

Detached Dovecote with bedroom and bathroom.

### Services

Biomass Boiler System for hot water and central heating, private water supply, mains electricity and bio-digester tank.



### Tenure, Local Authority & Council Tax

The property is offered Freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is currently rated Council Tax Band E. The property was previously run as a Bed and Breakfast and as such was subject to a reduction, for further information please speak to GSC Grays.

### Wayleaves, Easements & Rights of Way

Grove House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### Viewings

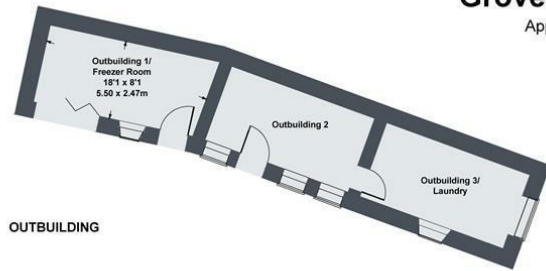
Strictly by appointment via GSC Grays.

GSC Grays gives notice that:

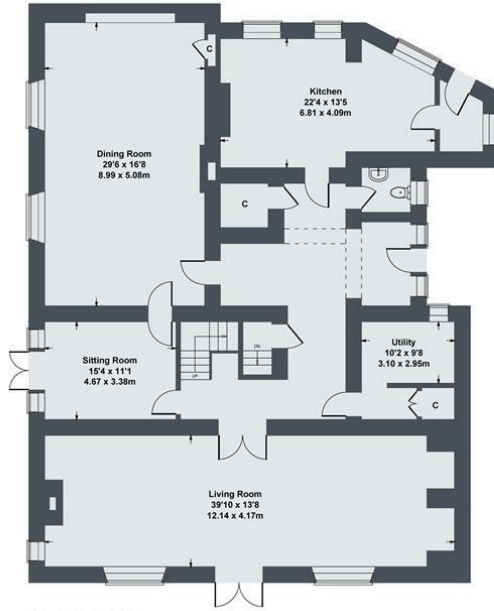
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# Grove House, Hamsterley

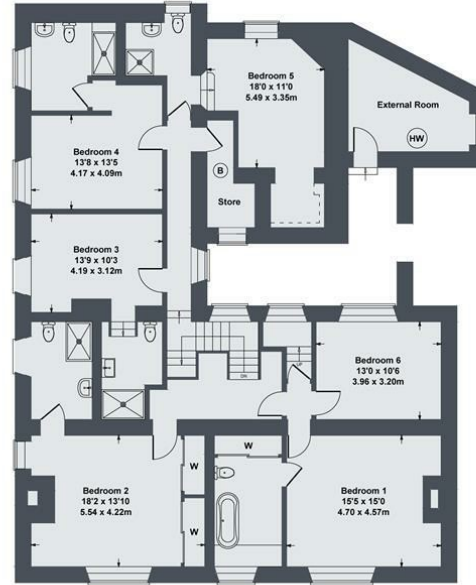
Approximate Gross Internal Area  
5224 sq ft - 485 sq m



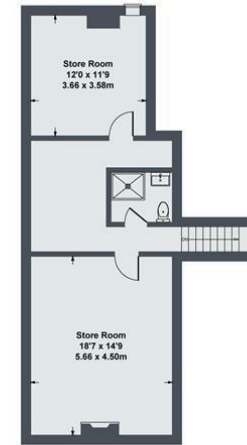
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



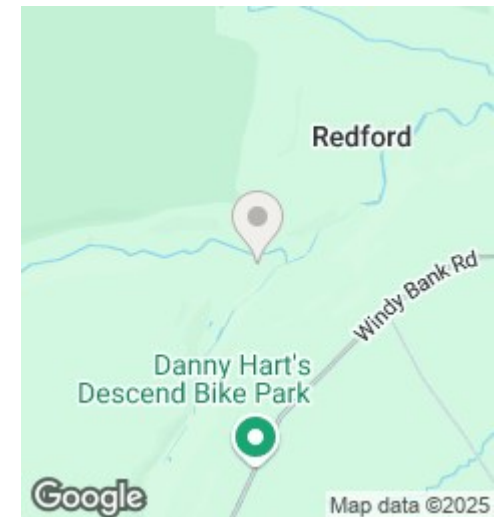
SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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