



GROVE HOUSE
Hamsterley



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GROVE HOUSE IS A STUNNING SIX BEDROOM 19TH CENTURY FAMILY HOME WITH CONVERTED DOVECOTE, NESTLED IN THE HEART OF HAMSTERLEY FOREST OCCUPYING AN APPROXIMATELY 2 ACRE PLOT

Accommodation

Entrance Hall • Living Room • Sitting Room • Dining Room • Kitchen
Cloakroom/WC • Utility Room • Cellar • Six Bedrooms • Five En-Suites
Shower Room • Three Useful Storage Rooms

Externally

Landscaped Gardens • Gated Driveway • Patio Areas • Approximately 2 Acre plot
Dovecote (with bedroom) • Three Outbuildings • Biomass Boiler



GSC GRAYS

PROPERTY • ESTATES • LAND

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Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742





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, and Grove House has previously been run as a successful BnB business.

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.

Agent's Note

Please note there is also planning permission granted for the erection of four glamping pods.

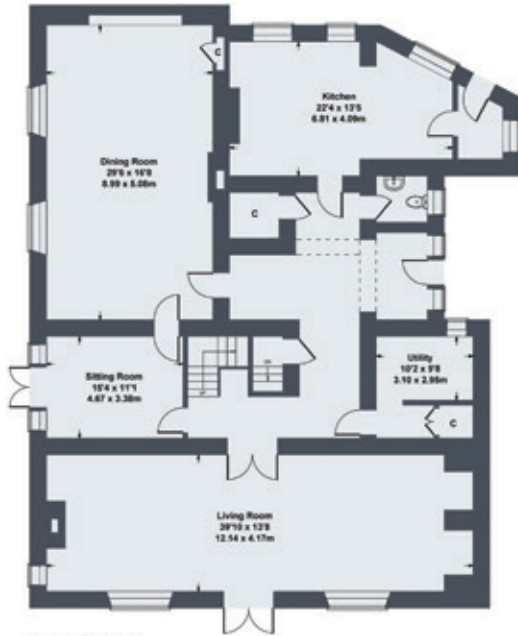
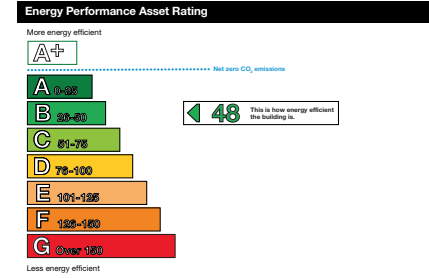
Viewings

Strictly by appointment via GSC Grays.

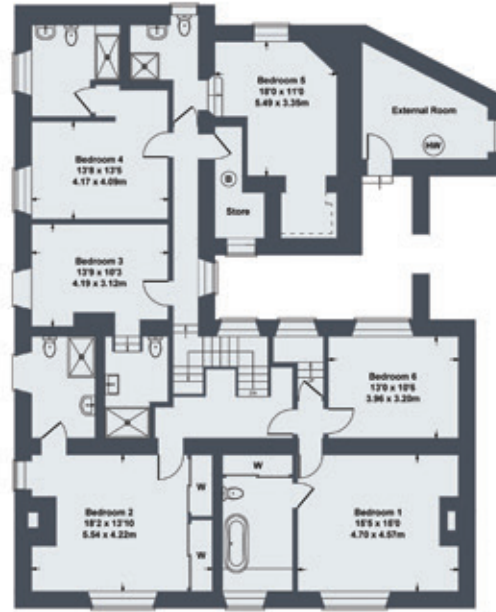


Grove House, Hamsterley

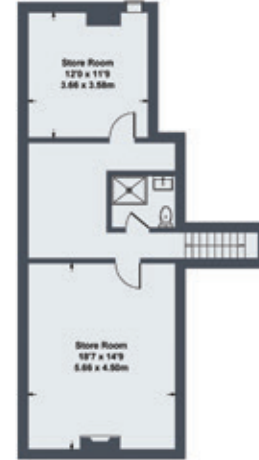
Approximate Gross Internal Area
5224 sq ft - 485 sq m



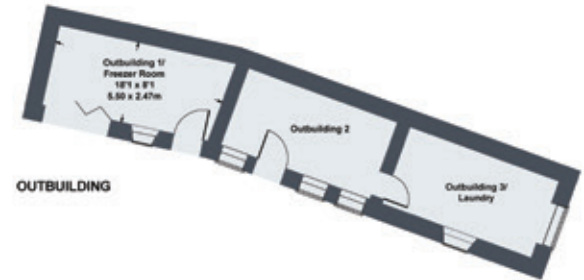
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



OUTBUILDING

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



DISCLAIMER NOTICE:

- PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:
1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: May 2024
Photographs taken: September 2023 & May 2024