

Wadsworth Barns High Grange, Crook



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**Total internal area 6,422 sq ft
4 reception rooms | 4 bedrooms | 3 bathrooms
Triple garage | Indoor pool with spa
Detached 2 bedroom cottage**

Guide Price £1,800,000

An exceptional stone-built barn conversion with luxurious contemporary interiors, an impressive indoor leisure complex, a detached cottage and beautifully maintained grounds with additional land that extends to approx 28 acres.

Wadsworth Barns is an outstanding period conversion that combines the character and craftsmanship of a traditional stone barn with exceptional contemporary design. Extending to more than 6,400 sq ft across the principal residence and detached cottage, the property offers substantial and highly versatile accommodation, finished to an exacting standard throughout.

The principal residence is defined by its impressive proportions and architectural detailing, including soaring vaulted ceilings with exposed timber A-frame trusses, expansive glazing and sleek tiled flooring. At the heart of the home is a magnificent kitchen and breakfast room, fitted with bespoke cabinetry, high-specification integrated appliances and a substantial central island with bar seating. The living accommodation is equally impressive, comprising a grand reception room with feature fireplace, a formal dining room and a striking garden room with bi-fold doors opening onto the grounds.

A particular highlight is the dedicated leisure suite, which incorporates a large heated indoor swimming pool and a relaxing seating area with a glass-balustraded mezzanine above, creating an exceptional space for both entertaining and everyday enjoyment. The bedroom accommodation includes four generous bedrooms, centred around a luxurious principal suite with a dressing room and a spacious en suite bathroom. A further bedroom benefits from en suite facilities, while the remaining two bedrooms share access to a well-appointed bathroom.



The property is approached via a sweeping private driveway leading to an extensive parking area, double garage and a separate detached triple garage suitable for 2 cars. The beautiful grounds are predominantly laid to lawn and enjoy panoramic views across the surrounding countryside. A sheltered courtyard provides a superb outdoor entertaining space, complete with maintenance free composite decking, stone-built fireplace and log burner for year-round enjoyment. Providing excellent flexibility, the detached self-contained cottage offers ideal accommodation for guests, dependent relatives or holiday letting opportunities, comprising a kitchen, utility room, sitting and dining room, and two bedrooms. The property also benefits from roof-mounted solar panels, enhancing its efficiency.

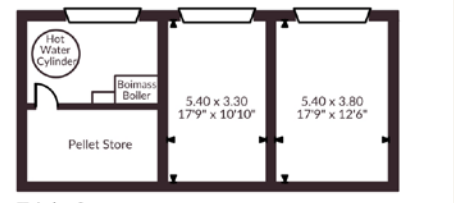
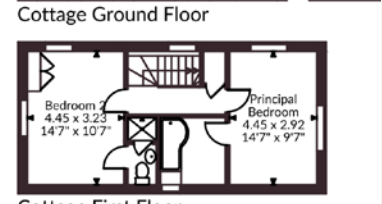
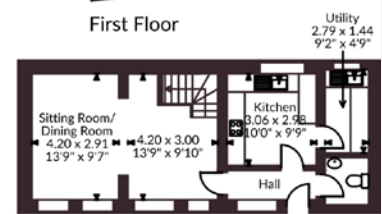
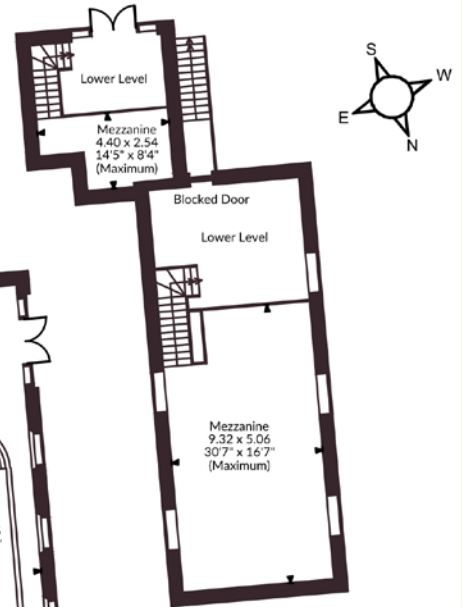
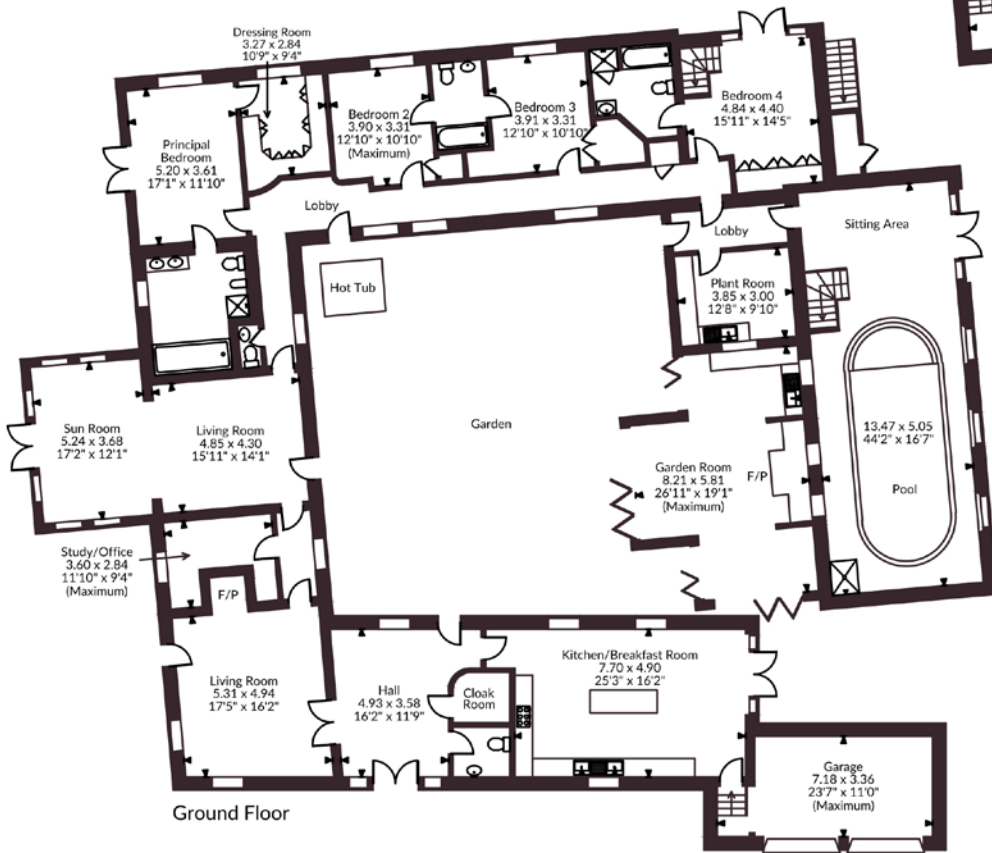
Location
Wadsworth Barns is set in the peaceful hamlet of High Grange on the outskirts of Crook, surrounded by open countryside yet within easy reach of everyday amenities. Crook offers local shops, supermarkets, cafés and traditional pubs, while Bishop Auckland provides a broader range of retail and leisure facilities. The historic city of Durham lies within comfortable driving distance, with extensive cultural, educational and commercial amenities, including its UNESCO World Heritage Cathedral and Castle. Education provision is strong, with respected independent schools nearby such as Barnard Castle School, Durham School and The Chorister School.

Transport connections are convenient, with the A68 and A689 linking to Durham, Darlington and the A1(M). Rail services from Bishop Auckland and Durham provide regular connections to Darlington and onward to London King's Cross via the East Coast Main Line. Newcastle and Teesside International Airports are both within reasonable driving distance, offering domestic and international flights.

General
Local Authority: Durham County Council
Services: Mains electricity and water. Private gas and drainage which we believe to be compliant. The properties are heated using biomass.
Tenure: Freehold
Council Tax: Band Main house G, Cottage D
EPC Rating: Main house D, Cottage D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Wadsworth Barns High Grange, Crook
 Main House internal area 5,221 sq ft (485 sq m)
 Garage internal area 941 sq ft (87 sq m)
 Cottage Internal area 963 sq ft (90 sq m)
 Total internal area 7,125 sq ft (662 sq m)



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