



The Main House (2A)

The Stables (2C)

The Cottage (2B)

Manor Stables

West Auckland, County Durham

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A Grade II listed barn with stables. Converted into three self-contained properties with private gardens.

An impressive detached period property, converted from historic farm buildings to create a splendid, spacious home with flexible accommodation in the heart of the village of West Auckland. The property is arranged as three distinct living areas, providing the potential to extend the main house into the converted stables whilst still offering an additional property.



6 RECEPTION ROOMS



8 BEDROOMS



7 BATHROOMS



PRIVATE PARKING



PRIVATE GARDEN



FREEHOLD



VILLAGE



5,245 SQ FT



**GUIDE PRICE
£695,000**



The Main House (2A)



The Main House (2A)



The Main House (2A)



The Main House (2A)

The property

Manor Stables is a fine Grade II listed home with extensive, flexible accommodation and a wealth of period character. The property, which dates from the early 19th century, is situated just off the delightful village green in the heart of the community and is arranged as three self-contained properties, with more than 5,000 square feet of flexible accommodation.

The three properties centre around a courtyard area in a horseshoe layout, with the Main House (2A) featuring double doors opening from the courtyard into the kitchen, with its modern fitted units, Miele integrated appliances, range cooker and brick-built fireplace fitted with a stove. Adjoining the kitchen is a comfortable lounge with views across the courtyard and the west-facing gardens, while the lower level also has a family bathroom and one double bedroom with en suite and snug. Stairs continue to the upper level, where there is a further large sitting room with vaulted ceiling, exposed timber eaves and an inglenook fireplace, as well as two additional generous double bedrooms and a family bathroom with a bathtub and

a separate shower unit.

The Cottage (2B) lies to the north of the horseshoe layout and includes a comfortable sitting room with a dual aspect, plus a kitchen and dining room with fitted units to base and wall level, a range cooker and double glass doors to the courtyard gardens. There is a family bathroom and two double bedrooms on the ground level, one of which has a dressing room with access to the utility room, which can also be accessed externally via the courtyard. Stairs lead from one of the bedrooms to a further bedroom, which could also be used as a study. This property requires modernisation.

The third property is The Stables (2C), which was converted in 2020 by the current owners. This features an open-plan, 31ft kitchen and sitting room, with shaker-style kitchen units, wooden worktops and integrated appliances, plus a generous sitting and dining area. Both The Cottage and The Stables have been used by the current owners as a rental property for additional income.



There are also four ground-floor double bedrooms, two of which have en suite shower rooms, plus a family bathroom.

Outside

The property is accessed via a lane off the village green, with electric gates opening to the driveway, with ample parking for several vehicles.

The garden includes the central courtyard, with its patio area, pathways, lawn and various shrubs and flowering perennials, as well as a workshop or garden store with electric. Meanwhile, at the rear there is a sunny west-facing garden, which includes a private patio, a generous area of lawn, border hedgerows, shrubs and trees and a garden studio, as well as a storage shed, a polytunnel and a chicken run.

Location

The property is set in a desirable position in West Auckland, moments from the stunning surrounding countryside yet within easy reach of the amenities and facilities of Bishop Auckland. West Auckland has

various shops, restaurants and cafés, as well as two primary schools, while there are further amenities in Bishop Auckland, including a choice of shops, independent retailers and supermarkets, as well as leisure facilities. The local area is ideal for walking, cycling and riding and many of the North Pennines' magnificent hills and landscapes are within easy reach. These include Cross Fell and the beautiful High Force waterfall. Golf is available at Bishop Auckland Golf Club.

Auckland Castle, also known as Auckland Palace, is a historic residence in Bishop Auckland and a major cultural and tourist attraction, situated about 4 miles away. Built around 1183 it served as the residence of the Bishops of Durham for over 900 years and is surrounded by an 800-acre deer park featuring medieval landscape elements, fish ponds, and woodland paths.

The A68 provides connections to Consett, Hexham, Darlington, Carlisle and Newcastle upon Tyne. There is also a mainline station at Bishop Auckland.



The Stables (2C)

Distances

- Bishop Auckland 3.1 miles
- Spennymoor 7.8 miles
- Barnard Castle 10 miles
- Darlington 11 miles
- Durham 11.2 miles
- Middlesbrough 22 miles

Key Locations

- Auckland Castle
- Barnard Castle
- Bowes Museum
- Kynren

Nearby Stations

- Bishop Auckland
- Darlington

Nearby Schools

- King James Academy
- St John's Catholic School & Sixth Form College
- Bishop Barrington Academy
- Bishop Auckland further education College
- Barnard Castle School
- Pear Tree School
- Delta Independent School
- Montalbo Nursery & Primary School
- Teesdale School and Sixth Form
- Durham School
- Durham High School for Girls



The Stables (2C)



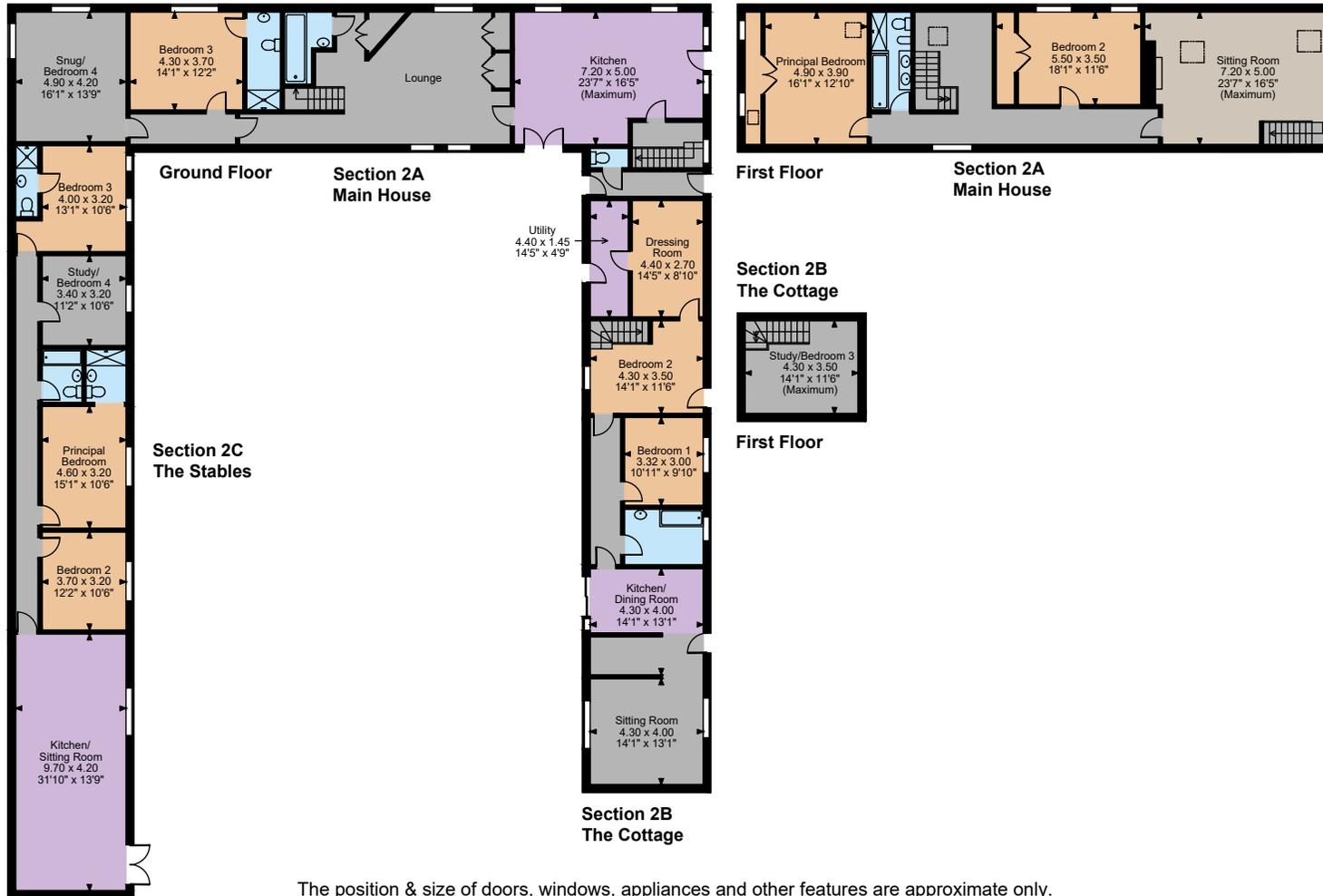
The Stables (2C)



The Stables (2C)



The Stables (2C)



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 5,245 sq ft (487 sq m)

For identification purposes only.

Directions

Postcode: DL14 9JX

What3words: ///cared.downs.daffodils - brings you to the property

General

Local Authority: Durham County Council

Services: Mains water, electric and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Harrogate

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