

Windlestone | County Durham

Windlestone Manor







## Accommodation in Brief

### Ground Floor

Entrance Vestibule | Hall | Sitting Room | Family Room | Dining Room | Sun Room  
Games Room | Kitchen | Utility Room | Office | Kitchenette  
Leisure Suite with Proposed Pool | Two WCs

### First Floor

Gymnasium | Shower Room | Changing Rooms | Sauna | Toning Table Room  
Principal Bedroom Suite with Bathroom & Walk-in Dressing Room  
Three Further Double Bedrooms (One En-suite) | Bathroom

### Second Floor

Executive Office & Boardroom | Three Bedrooms | Shower Room  
Store Room/Eighth Bedroom

### Externally

Landscaped Gardens & Grounds | Outdoor Seating & Entertaining Areas | Folly  
Two Ponds | Kennels & Dog Runs | Gardeners WC | Store Room | Detached Garage | Parking





## The Property

Windlestone Manor is a splendid modern country house occupying beautiful private gardens and grounds with scope for a six-bedroom annex subject to planning. The property sits in an elevated position with glorious rural surroundings, yet within easy reach of local and regional centres. Constructed to the highest specification, Windlestone Manor blends an elegant external appearance with stunning contemporary interior décor and a layout that delivers exceptional modern living spaces. The accommodation is laid out over three floors incorporating magnificent reception rooms and seven bedrooms, along with a superb gymnasium, games room, office space and a leisure suite with a proposed swimming pool offering choice and flexibility to interested parties. In all, the property extends to around 1.5 acres.

The entrance is framed by a grand portico with balcony above, with a vestibule leading on to the light and welcoming central hall. Versatile and expansive reception rooms provide space for every occasion, from the lovely relaxing sitting room to the elegant formal dining room and the generous yet cosy family room. Tasteful neutral colour palettes and subtle lighting create an inviting atmosphere. The spectacular sun room is bathed in natural light from full height wrap-around glazing and a huge skylight. Doors open to the patio and gardens beyond, providing fantastic indoor/outdoor living space to enjoy with friends and family. The gorgeous kitchen benefits from a fine range of bespoke cabinetry with granite worksurfaces. The central island offers further workspace and a spot for casual dining. A range cooker sits within a striking inglenook and is complemented by a range of discreet integrated appliances. The kitchen is further served by a separate utility room.

The games room is a fabulous addition, with this vast room easily holding a full-size snooker table along with a bar to one end; this is sure to be at the heart of the evening entertainment.



The south wing of Windlestone Manor contains an enormous leisure suite with a host of possibilities. This sprawling space is ready for a proposed swimming pool, or could become a self-contained annexe for guests or dependent relatives. A spiral staircase leads to the gymnasium above. The current vendor has decided to keep all options available so that interested parties can consider their own requirements.

At the opposite end of Windlestone Manor is the impressive office space, cleverly converted from the integral double garage. This is a great way to work from home whilst keeping home life and work very much separate. The fully air-conditioned office is even served by its own well-stocked kitchenette.



The wide spindled staircase rises from the central hall to the first floor with the gymnasium and four spacious double bedrooms. The gym has ample space for a host of equipment and benefits from a sauna, shower rooms and changing rooms, along with a separate room for digital toning tables. This whole space could be configured for any number of uses, in conjunction with the leisure space below.

The principal bedroom suite is truly luxurious, incorporating a lovely light and airy bedroom, walk-in dressing room and a sensational en-suite bathroom. The bathroom features a whirlpool bath and a stunning double ended walk-through shower area, complete with dual showers and 3-way body jets. Dual wash hand basins are set on a vanity unit and there is a WC and heated towel rail. An amazing built-in digital waterproof television is positioned to be viewed from the whirlpool bath. The other three bedrooms are also finished to a superb standard. The guest bedroom has en-suite facilities and the remaining bedrooms are served by the boutique-style bathroom. Gleaming travertine tiles surround a sublime contemporary bathroom suite including freestanding bath, walk-in shower with seating that also becomes a steam room at the push of a button, a huge combination vanity unit with wash hand basin and WC along with further matching unit and heated towel rail. There is also a built-in digital waterproof television mounted above the bath.

A separate staircase continues to the second floor where an office and three further bedrooms can be found. These bedrooms are illuminated by skylights and there is a possible fourth bedroom currently configured as a store room. These rooms are served by a shower room. There is incredible scope to configure for individual needs, and a remarkable breadth of accommodation for family and guests.





## Externally

Windlestone Manor sits within wonderful private gardens and grounds extending in all to around 1.5 acres. The imposing pillared entrance provides a suitably impressive arrival to the property. Electronically operated steel security gates open to the driveway which curves up to the house, passing through a small section of woodland. To the front of the property is a large gravelled parking and turning area with an attractive central fountain. The substantial detached garage offers secure parking with electric roller door.

The gardens and grounds are superbly maintained and have been designed to make the most of the elevated position with views over open countryside. A variety of outdoor seating areas capture the sun throughout the day and at all times of the year, with an expansive patio accessed from the sun room and a decked terrace overlooking the gardens. There are two ponds, one of which is heated, and a waterfall. For animal lovers, there are two purpose-built dog kennels in brick, block and slate construction with concrete dog runs. Secure fencing runs around three sides of the boundary, with a 2m stone wall to the roadside boundary ensuring a safe enclosure for pets.

Tucked in the northwest corner of the grounds is the fabulous and unusual folly, a mock castle complete with twin towers and a turreted façade adding a unique touch to Windlestone Manor. There is potential for expanding the additional living areas, subject to obtaining the necessary consents.





## Local Information

Windlestone Manor is set in a stunning elevated rural position, a short distance to the west of the village of Rushyford, while the nearby market towns of Bishop Auckland, Newton Aycliffe and Sedgfield provide everyday professional, retail and recreational services. Durham and Darlington city centres, which are also within easy reach, provide comprehensive cultural, educational and shopping facilities. The surrounding rural area is ideal for outdoor enthusiasts and the property is well-placed for the Durham Dales and both the North York Moors and Yorkshire Dales National Parks.

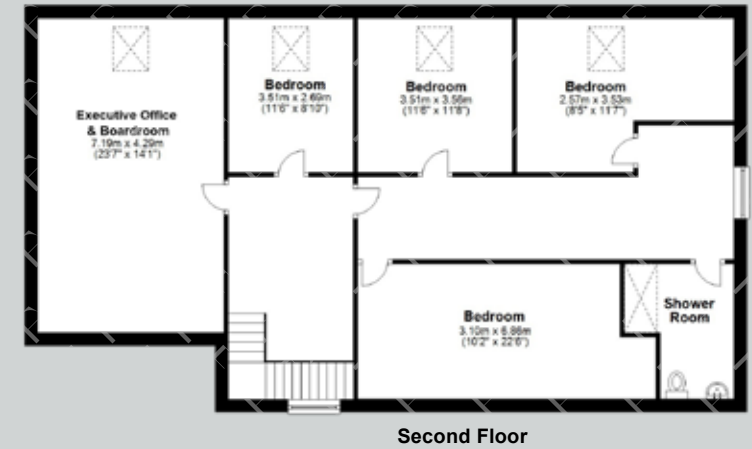
For schooling, a number of primary school and secondary schools, together with a selection of community colleges, are available in the surrounding villages and towns. There are a number of private schools available in nearby Durham, Wolsingham, Yarm, Barnard Castle and Newcastle.

For the commuter the A1(M) provides easy access to the major regional centres of Teesside, County Durham and North Yorkshire. East Coast mainline rail services are available from Darlington and from Newcastle there are links to all areas of the UK. For air travel both Teesside International Airport and Newcastle International Airport are within easy reach.



# Floor Plans

Total area: approx. 768.2 sq. metres  
(8268.5 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water and Drainage. Oil fired central heating.  
CCTV and alarm security system.

Postcode

Council Tax

EPC

Tenure

DL17 0NA

Band F

Rating D

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)





# Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](https://finest.co.uk)

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