

Finest

PROPERTIES

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Springhouse Lane | Ebchester | County Durham

Derwent Hill



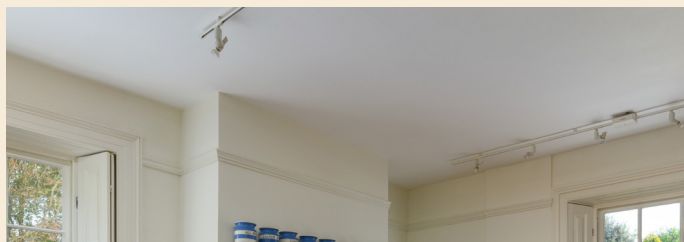
“A substantial Georgian country house with two annexes and 2.85 acres of private grounds”

The Property

Poised above the Derwent Valley with sweeping views toward Northumberland, Derwent Hill is a striking Georgian country house of scale and presence. Dating to around 1820 and retaining a wealth of period detailing, the property comprises a principal five-bedroom country house with two substantial annexes, all set within 2.85 acres of beautifully composed gardens and grounds.

The house is approached by a pretty country lane and accessed by a tree-lined drive leading to the main entrance, with a second entrance situated at the rear conveniently leading to the nearby A694. Inside, the wide dining hallway makes a confident first impression, with oak flooring, stained-glass panels, and Georgian style fireplace with wood burning stove and two grand Georgian archways marking the entrances to the sitting room and the drawing room. To the front, the drawing room takes full advantage of the house's outlook, with tall sash windows and a deep bay framing uninterrupted views across the valley. Fine plasterwork, a period fireplace with burning stove and parquet flooring all speak to the home's classical heritage, echoed in an adjoining sitting room with matching sash windows, traditional detailing and a Georgian style fireplace with wood burning stove.

The kitchen/breakfast room lies to the rear, finished in a traditional style with in-frame cabinetry, granite worktops, a Lacanche range, and a walk-in larder. A WC located off the entrance vestibule completes the ground floor.

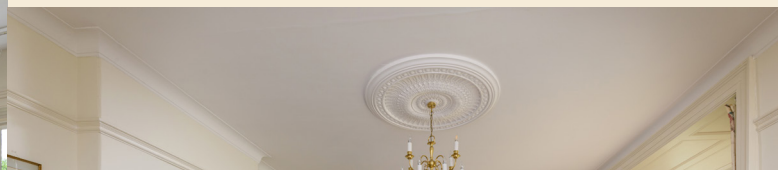


Upstairs, the principal suite enjoys a deep bay window with far-reaching views across the valley. A walk-in wardrobe and en-suite complete the suite, while three further double bedrooms share a beautifully appointed jack-and-jill bathroom with a freestanding bathtub.

The lower ground floor provides generous additional space, well suited to informal family living. The large games room opens onto the patio and garden through double doors, with an original Georgian fireplace at its heart and ample space for both entertaining and recreation. The adjoining utility room provides scope for conversion into a full kitchen, if desired. This level also provides internal access to the garage, alongside a further room currently used as a home office or bedroom.

The integral garage gives access to the drive.

The main house and its two annexes remain easily reconnectable, with original internal doorways still in place—offering the flexibility to restore the property to a single, substantial home if desired.





Google Maps

what3words



///mindset.cello.solder

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

The properties are connected to mains electricity, gas, water, and drainage, with heating provided by a gas-fired central system.

Postcode

Tenure

DH8 0QG

Freehold

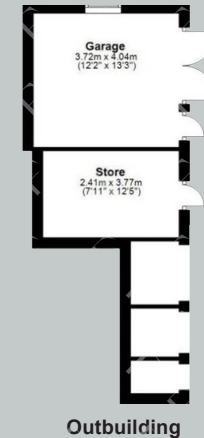
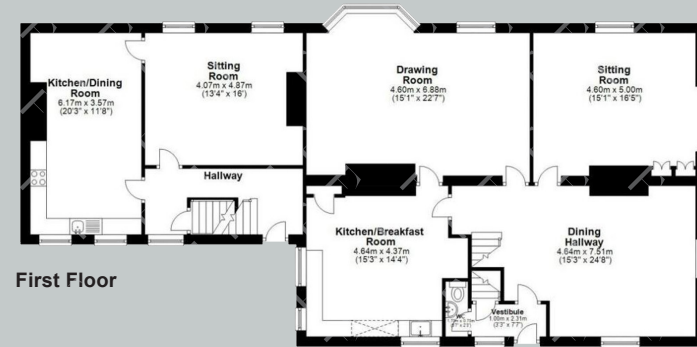
Council Tax

EPC

Main House: Band H
First Annexe: Band C
Second Annexe: Band A

Main House: Rating E
First Annexe: Rating E
Second Annexe: Rating D

Floor Plans



Total area: approx. 497.2 sq. metres (5351.6 sq. feet)

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Viewings Strictly by Appointment



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