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PROPERTIES

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Coatham Mundeville | Darlington | County Durham

Coatham Hall







## Accommodation in Brief

### **Ground Floor**

Entrance Hall | Kitchen | Dining Room | Utility Room | Sitting Room  
Cloakroom | Studio | Two Offices | Cloakroom | Second Kitchen

### **First Floor**

Principal Bedroom with En-Suite | Three Further Bedrooms  
Family Bathroom | Two WCs | Three Studio/Office Rooms

### **Externally**

Driveway | Gardens | Stone-Built Garages | Stable Block





## The Property

Tucked behind high walls and mature trees at the edge of a no-through road, Coatham Hall is a Grade II Listed detached Georgian property of considerable architectural merit and scale. Handsome, symmetrical and set within private parkland-style grounds of approximately 1.58 acres. Its location combines rural calm with convenience, placing the amenities of Darlington and the wider region within easy reach. Internally, the house combines period charm with exceptional versatility, offering over 5,700 sq. ft. of accommodation currently arranged for both residential and commercial use.

The main entrance leads through a classical portico into the reception hall, from which the principal rooms are reached. The formal sitting room is a beautifully proportioned space with a grand curved bay and tall sash windows overlooking the gardens. Deep skirtings, cornicing and a feature fireplace reinforce the building's Georgian character, echoed across adjoining spaces including the dining room and breakfast kitchen. The kitchen is fitted with granite worktops and bespoke cabinetry, with a deep sash window above the sink and a practical utility room set just beyond. Two cloakrooms and a series of internal hallways serve the ground floor, linking domestic accommodation with a suite of offices, including three large rooms with tall ceilings and garden views, plus a separate office kitchen. The current configuration allows for light commercial or consultancy use while retaining full residential comfort, with scope for reconfiguration or reinstatement to full domestic use.

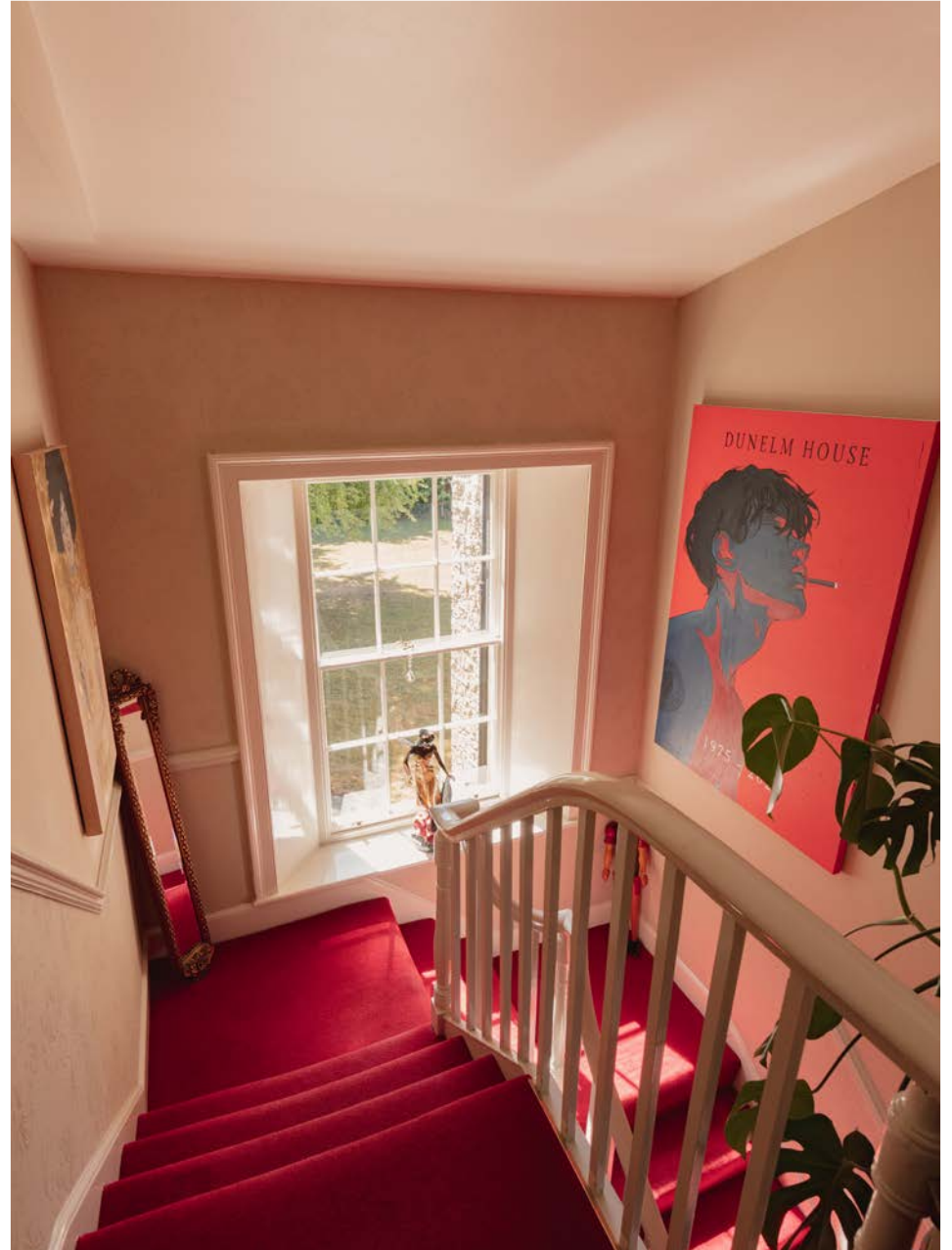
Upstairs, the principal bedroom suite occupies a central position and includes an elegant en-suite bathroom with freestanding Victorian roll-top tub and garden outlook. There are three further bedrooms to the west wing, all generously proportioned and served by a family bathroom. To the east, a suite of four rooms is currently used as office space, each with excellent natural light and character detailing, and with its own WC access. This wing could easily be adapted into a guest suite, additional bedrooms, or self-contained annexe accommodation, subject to preference.













## Externally

Coatham Hall sits within a private, well-established setting, with both entrance and egress via a sweeping, tree-lined driveway. The property is totally secluded and surrounded on all sides by its own gardens, enclosed by high original stone walls that create a remarkable sense of privacy. A mix of lime, beech and yew trees frame broad lawns and sheltered seating areas, while several traditional outbuildings lie within the grounds, including old stone-built garages and a separate former stable block. These offer further scope for storage, conversion or redevelopment, subject to the necessary consents.



## Local Information

Coatham Mundeville is a peaceful rural village in County Durham, quietly nestled between Newton Aycliffe and Darlington on the A167. Surrounded by open countryside, it offers excellent walking routes including the scenic Ketton Farms circular, along with convenient access to historic attractions, dining and amenities in nearby Darlington.

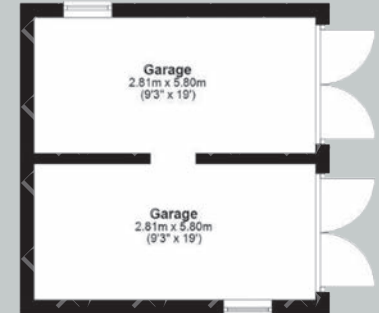
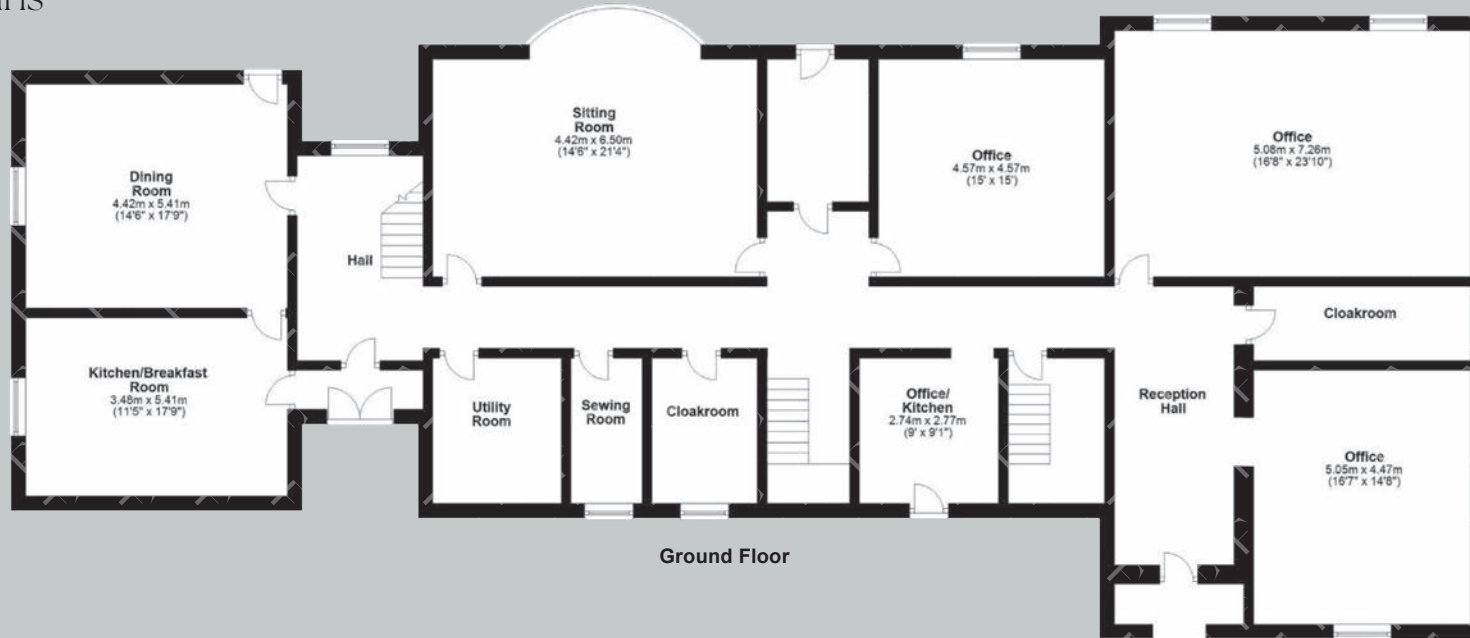
Day-to-day amenities can be found in both Darlington and Newton Aycliffe, which offer supermarkets, independent shops, cafés, restaurants, healthcare services and retail parks. The surrounding area also features countryside pubs, garden centres and leisure facilities, all within easy reach.

The village is well placed for access to local schools. Primary education is available in Brafferton and Newton Aycliffe, while Darlington provides a range of well-regarded state and independent options including Polam Hall School and Carmel College. School transport and local bus routes also serve the area.

Coatham Mundeville is ideal for commuters, with the A1(M) at Junction 59 just moments away, offering excellent road links north and south. Darlington railway station, around 15 minutes by car, provides direct mainline services to Newcastle, York, London and Edinburgh. Newcastle International Airport is approximately a 45-minute drive.



# Floor Plans



Total area: approx. 535 sq. metre (5755 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

The property is connected to mains electricity, gas, water and drainage, with gas fired central heating.

Postcode

Council Tax

EPC

Tenure

DL3 0XL

Band G

Exempt –  
Grade II Listed

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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





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