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Sedgefield House and Cottage



West End | Sedgefield | Country Durham



Accommodation in Brief

Lower Ground Floor

Vaulted Cellar Bar | Store Rooms

Ground Floor

Entrance Hall | Library | Drawing Room | Sitting Room | Dining Room | Study
Kitchen with Dining Area | Utility Room | WC | Integral Garage

First Floor

Principal Bedroom with En Suite Shower Room | Bedroom with En Suite Bathroom
Four Further Bedrooms | Family Bathroom

Third Floor

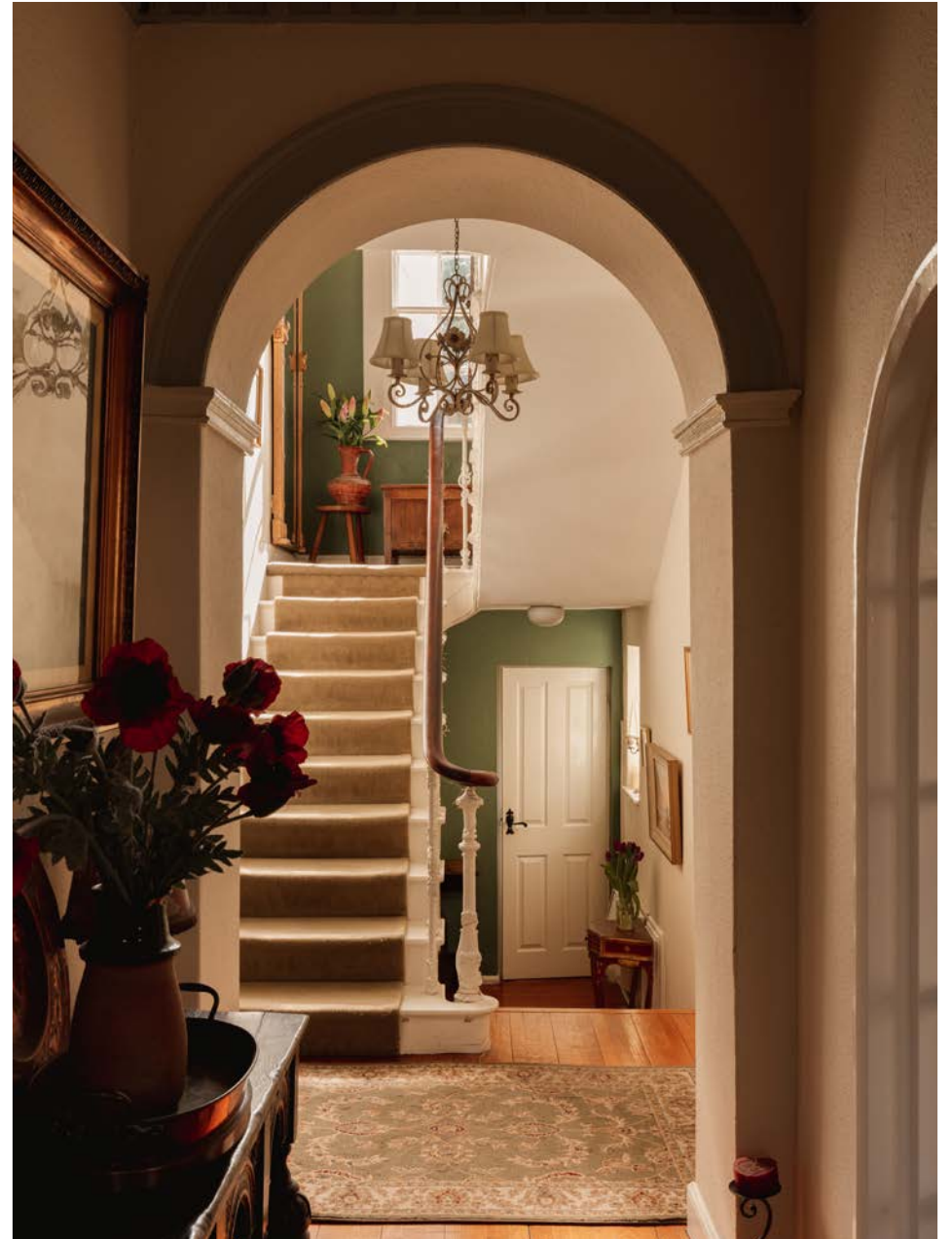
Three Versatile Attic Rooms

Cottage

Sitting Room | Kitchen | Bedroom | Bathroom

Externally

Gardens | Terrace Areas | Separate Cottage | Parking





The Property

Sedgefield House is a substantial Grade II listed period house of Georgian influence, set behind a broad frontage within the heart of the village. Its classically proportioned elevations, with sash windows, deep reveals and balanced symmetry, give the house a quiet sense of authority, while its late 18th century origins, with later 19th century additions, are reflected in the evolution of its form and detailing.

To the rear, the gardens extend with surprising depth, opening out into wide lawns and mature planting that provide both privacy and a strong connection to the setting. Enclosed in part by traditional walling, the south facing garden has a particularly sheltered and established feel, often remarked upon for its sense of seclusion and its park like quality.

The house is entered through a central hallway that immediately establishes its character, where a series of gently arched openings frame views through the space and introduce a natural sense of progression. A turned staircase rises ahead, its soft carpeting and painted balustrade set beneath a decorative cornice, while light filters down from above, drawing the eye through the different levels. The proportions are generous yet composed, with a considered use of colour and texture that gives the space warmth and definition. From here, the principal rooms unfold with a natural flow, each accessed in a way that feels both intuitive and well resolved.

To the right, through beautiful, glazed doors set within a gently arched opening, the drawing room is a refined and elegant space, centred around a marble fireplace and a wide bay window that draws in natural light and frames views of the garden. Its proportions allow for flexible arrangement, creating a room that is both formal and comfortable, supported by decorative cornicing and traditional joinery. A chandelier provides a subtle focal point, adding a sense of occasion without overwhelming the space.





The adjoining sitting room offers a more relaxed counterpart, also centred around a period fireplace and benefiting from a similarly generous bay window. Softer in feel and well suited to everyday living, the two rooms can be used independently or opened together, providing flexibility for both entertaining and quieter use.

Across the hall, the library provides a quieter retreat, with fitted shelving set within arched detailing forming a strong architectural feature. A bay window creates a natural seating area, while a fireplace adds warmth and balance. Well suited to reading, working or informal sitting, the room offers flexibility in use while maintaining a calm and considered atmosphere.

The dining room introduces a more atmospheric setting, defined by exposed beams and rich wall finishes. A substantial stone fireplace forms a strong focal point, adding texture and presence, while the stepped transition through to the adjoining space subtly defines the shift towards the kitchen. Well suited to formal gatherings, the room offers both character and a sense of occasion without feeling overly formal.



The kitchen is arranged as a practical and characterful space, with traditional cabinetry, timber work surfaces and tiled flooring underfoot. An AGA set against a tiled backdrop forms a natural focal point, while cabinetry provides ample storage and preparation space. Moving through, the room opens into a more relaxed dining and seating area, where the atmosphere shifts to something lighter and more informal. Sliding doors draw in natural light and provide a direct connection to the garden, enhancing the sense of openness. A generous table sits comfortably within the space, while a cosy seating area to one side offers a quieter spot for reading, relaxing after a meal, or simply keeping company while cooking.

Across the upper floors, the bedrooms are well balanced in scale, each offering a different perspective across the surrounding setting, with elevated views extending across the gardens and, from the uppermost level, towards the village and surrounding fields.

The principal bedroom combines generous proportions with a softer, more intimate atmosphere, with a wide bay window incorporating built in seating and drawing in natural light. The room is comfortably arranged with fitted storage while maintaining a sense of openness. An en suite dressing area is thoughtfully integrated, with a bespoke vanity set beneath a full width mirror, leading through to a well proportioned en suite shower room. Together, the suite forms a calm and private retreat within the house.

Additional bedrooms vary in character but are consistently well proportioned, some benefiting from bay windows or built in seating, while others offer more traditional arrangements with fireplaces and flexible space for furniture or alternative use. The bathrooms are finished in a traditional manner, with panelled baths, pedestal basins and tiled walls arranged in clean, practical layouts.

The uppermost level is given over to a series of attic rooms, offering a particularly versatile extension of the accommodation. Currently arranged as a combination of study and recreational space, these rooms benefit from good natural light and an open outlook, making them well suited to home working, hobbies or more informal use. The proportions allow for flexibility in how the space is configured, whether as additional bedrooms, a dedicated studio or a quieter retreat set apart from the main living areas below.

At a lower level, a particularly distinctive feature of the property is a vaulted cellar space that has been adapted to create a characterful bar and entertaining area. This is a space that lends itself naturally to hosting, offering a more informal and atmospheric setting that complements the more refined rooms above.









The Cottage

The separate cottage provides a well-considered extension of the overall accommodation, offering a level of independence that lends itself equally to guest use, multi-generational living or potential income. Arranged over two floors, it is both practical and welcoming in its layout, with a sitting room that connects naturally through to a dining area, creating a comfortable and sociable living space with views across the garden.

The dining room is positioned to the rear, overlooking the garden and benefiting from a pleasant outlook across the surrounding grounds, with the kitchen located just off, arranged for everyday use. A shower room serves two well-proportioned bedrooms, creating a straightforward and functional arrangement suited to both short and longer-term occupation.

Throughout, there is a consistent sense of character that reflects the main house, allowing the cottage to function as a self-contained home while remaining in keeping with the wider setting. Its separation from the main house offers privacy for both spaces, while still feeling connected, making it equally well suited to guests, independent family living or more flexible uses.



Externally

The gardens are well established and thoughtfully arranged, combining broad areas of lawn with a series of seating terraces and more private, sheltered corners. Positioned to enjoy a south-facing aspect, the grounds have a particularly light and open feel, with a sense of seclusion that has often been likened to being within a private parkland setting.

A walled garden section adds both character and shelter, creating a more enclosed and intimate environment within the wider grounds. The main terrace sits comfortably against the house, forming a natural setting for outdoor dining and entertaining, with an easy connection to the principal living spaces.

Mature trees and established planting provide structure and year-round interest, while the depth of the garden allows for a strong sense of privacy without feeling enclosed. The balance between open lawn and more intimate areas gives the grounds a versatility suited to both everyday use and larger gatherings.

An integral garage provides secure parking and practical storage, completing a setting that is both functional and adaptable.





Local Information

Sedgefield House is located in the heart of the desirable and affluent market town of Sedgefield, a well-regarded and attractive setting centred around a traditional village green and historic church. The town offers a strong sense of community alongside a range of independent retailers, cafés and well-regarded public houses, including the popular Dun Cow Inn.

There is a thriving and active Community Association, with a wide variety of clubs and societies catering to all interests. The surrounding area is particularly well suited to outdoor pursuits, with cricket, tennis and golf clubs all available locally, many with associated social facilities. Hardwick Park lies close by, offering extensive parkland walks, while nearby Derwent Reservoir provides opportunities for sailing and waterside recreation.

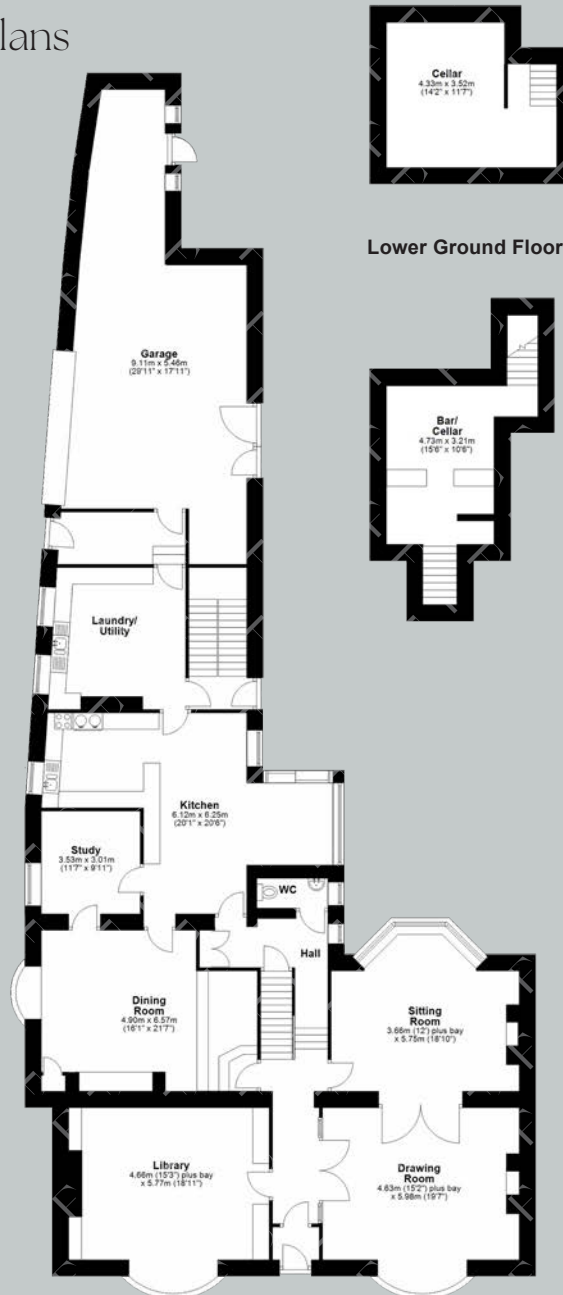
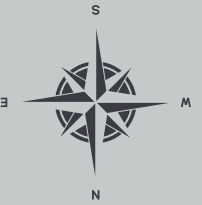
Nearby towns such as Newton Aycliffe and Bishop Auckland provide a broader range of professional, retail and recreational services. Durham and Darlington are also within easy reach, offering more extensive cultural, educational and shopping facilities. The property is well placed for access to the Durham Dales, as well as the wider landscapes of the North Pennines and both the North York Moors and Yorkshire Dales National Parks.

For schooling, Sedgefield Primary School serves the local area, while Sedgefield Community College is rated "Outstanding" by Ofsted. A number of well-regarded independent schools are available within commuting distance, including those in Durham, Yarm, Barnard Castle and Newcastle.

For the commuter, the A1(M) provides straightforward access to the major regional centres of Teesside, County Durham and North Yorkshire. Rail services are available from Darlington, with direct connections along the East Coast Main Line, while local transport links and bus routes connect readily to Durham, Newcastle and surrounding towns.

For air travel, both Teesside International Airport and Newcastle International Airport are within easy reach, further enhancing the property's accessibility.

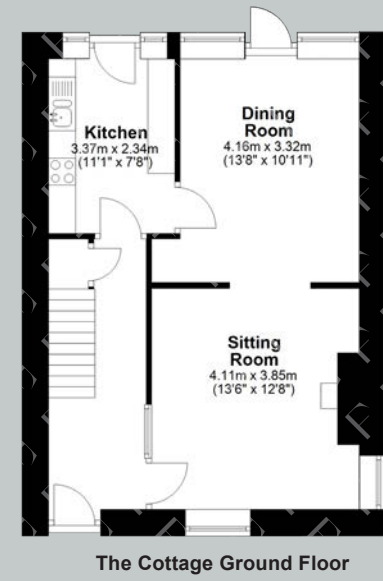
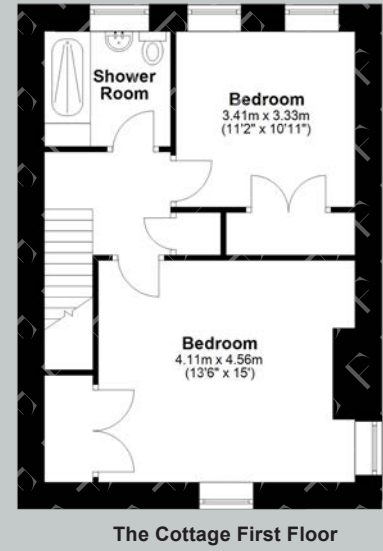
Floor Plans



Main House - Total area: approx. 628.1 sq. metres (6760.5 sq. feet)



The Cottage - Total area: approx. 96.3 sq. metres (1036.6 sq. feet)



Google Maps

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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 water and drainage and electricity. Gas/Oil central heating.

Postcode

Council Tax

EPC

Tenure

TS21 2BT

House Band F
Cottage Band C

Exempt

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk



Finest

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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