

# Finest

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Dipwood Road | Rowlands Gill | County Durham

Dipwood Lodge



# “A characterful stone cottage immersed within mature woodland gardens and private grounds ”

## The Property

Dipwood Lodge is a deeply individual Victorian stone-built cottage, positioned discreetly within a mature woodland setting where towering evergreens, winding pathways and carefully arranged outdoor spaces create an atmosphere that feels remarkably private and immersive. Approached through gated access and set behind established planting, the property immediately distinguishes itself through its unusual combination of character architecture, thoughtfully updated interiors and unexpectedly tranquil surroundings.

The house itself retains the charm and proportions associated with its late Victorian origins, while the current owners have undertaken a series of carefully considered improvements including a recently renovated bathroom, updated kitchen and a substantial enhancement of the external environment. The result is a house that feels both atmospheric and practical, equally suited as a permanent residence, private retreat or lifestyle-led second home.

Internally, the accommodation unfolds with a particularly sociable and flowing arrangement. A generous dining room links naturally with the principal reception spaces and immediately establishing the more characterful tone found throughout the interiors. Decorative archways with ornate detailing, deep cornicing, timber flooring and bay windows reinforce the period origins of the cottage, while the styling and finishes bring a more contemporary sense of comfort and warmth.



Beyond, the sitting room provides a more intimate reception space centred around a multi-fuel stove, creating a notably cosy atmosphere during the colder months. The room extends naturally towards the conservatory beyond, allowing the house to open progressively towards the surrounding woodland. Full-height glazing and a glazed roof ensure the conservatory remains exceptionally light throughout the day, functioning as an additional reception and garden room with direct access outside. From almost every angle, the surrounding trees become an integral part of the outlook, giving the impression of being immersed within the landscape itself.

The kitchen has been comprehensively updated in recent years and is arranged with painted shaker cabinetry, dark stone work surfaces and a substantial range cooker positioned centrally beneath an extractor canopy. The proportions are practical and well balanced, with integrated appliances and excellent storage incorporated throughout. Importantly, the kitchen connects directly with both the conservatory and the principal reception rooms, allowing it to function comfortably for everyday living as well as entertaining. A separate utility room provides additional practicality alongside further external access.

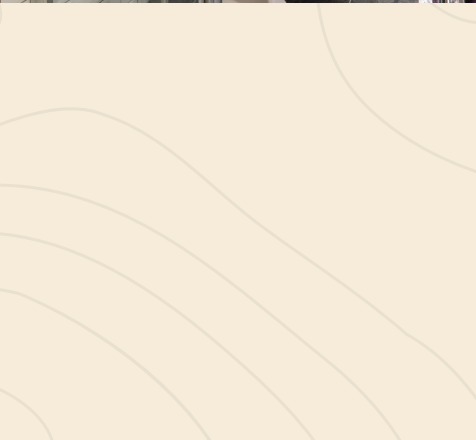
The bedroom accommodation is arranged across the ground floor and offers notable flexibility. The principal bedroom is particularly generous in scale, enhanced by a bay window with fitted shutters and a built-in window seat overlooking the gardens, while also benefitting from its own adjoining WC. The proportions comfortably accommodate freestanding furniture while maintaining a calm and relaxed atmosphere.





A second double bedroom provides further versatility for guests, dressing room use or home working if required.

The bathroom has been stylishly renovated with a more contemporary aesthetic, combining traditional detailing with modern fittings. A freestanding bath, separate glazed shower enclosure, metro tiling and heritage-inspired sanitaryware create a finish that feels both refined and appropriate to the age and style of the cottage.



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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

Gas central heating. Mains water, electricity and drainage.

Postcode    Council Tax    EPC    Tenure

NE39 1DD

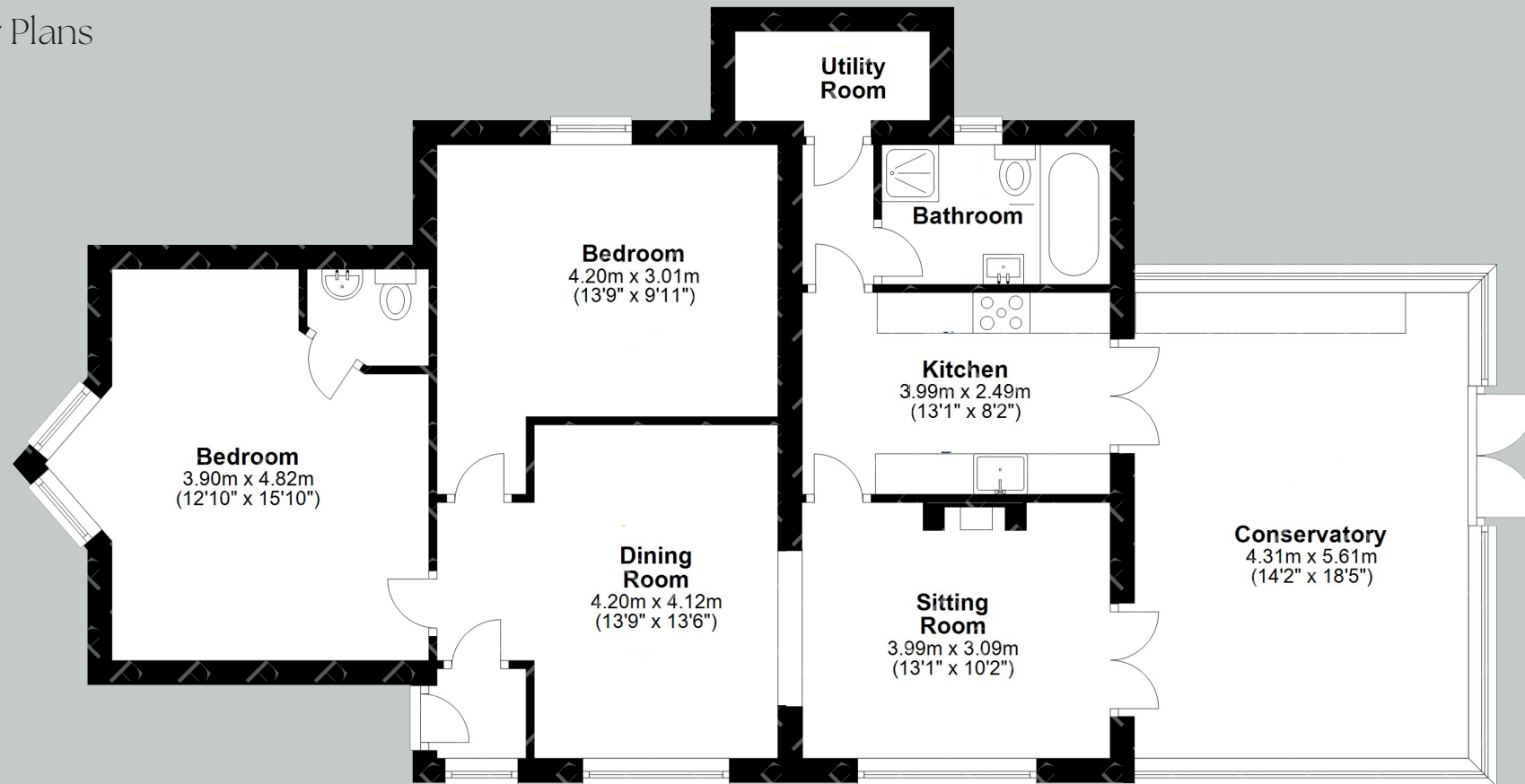
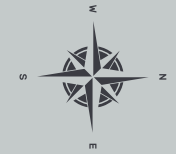
Band D

Rating D

Freehold



# Floor Plans



Ground Floor

Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

# Finest

Viewings Strictly by Appointment



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