



## listing



### Information de l'agent

Nom:	Tony Dobbins
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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 750,000

#### Location

Pays:	Royaume-Uni
Soumis:	07/01/2025

#### Description:

A period gem reimagined for modern family living. From the moment you arrive, the elegance of this home is unmistakable. The entrance vestibule, with its classic features, opens into a reception hallway that hints at the grandeur within. High ceilings, original detailing, and a natural flow between the rooms create a sense of space and sophistication throughout.

The ground floor boasts three impressive reception rooms, each with its own character and purpose. The formal lounge, with large windows and period features, is a refined space for entertaining, while the dining room provides an equally elegant setting for family meals or celebrations. The third reception room offers versatility, ideal as a snug, playroom, or home office, ensuring the home adapts effortlessly to modern family life.

The kitchen and breakfast room, located at the heart of the home, strikes a perfect balance between form and function. Fitted with high-quality units and modern appliances, it is as practical as it is stylish, offering ample space for cooking and informal dining. Beyond the kitchen, a large offshoot houses a utility area and extra storage, along with a convenient WC, keeping the main living spaces clutter-free.

Ascending the impressive staircase, the first floor reveals three spacious double bedrooms, each designed to maximise comfort and charm. The principal bedroom benefits from an en-suite shower room, while a



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large family bathroom serves the additional bedrooms. Both bathrooms are finished to a high standard, offering a blend of modern convenience and period elegance.

The staircase continues to the uppermost floor, where the design truly shines. An open-plan landing doubles as a study or creative space, bathed in light and showcasing the home's thoughtful layout. This floor offers two further bedrooms, both generously sized and each with its own en-suite shower room, making it ideal for older children, guests, or even multi-generational living.

Outside, the rear garden is a triumph, providing a tranquil retreat that's rare in such a central village location. A mix of patio and lawned areas creates spaces for relaxation, play, and entertaining, while the substantial outbuilding offers exciting potential. Currently used for storage, it could be transformed into an annex, studio, or home office, subject to planning consent, adding even more versatility to this already exceptional property.

Hurworth-on-Tees is a highly sought-after village, known for its community feel, excellent amenities, and proximity to Darlington. Families will appreciate the outstanding local schools, while nearby Rockcliffe Hall offers luxury dining, a world-class spa, and a golf course. The village itself boasts a range of charming shops, cafes, and pubs, while excellent transport links provide easy access to the wider region.

This home is a rare opportunity to own a piece of Hurworth's history, lovingly restored and enhanced for modern living. With its blend of original charm, thoughtful updates, and unrivalled flexibility, it's a property that offers both a stunning family residence and a lifestyle to match. For those seeking space, character, and quality in a prime village location, this magnificent home is a truly exceptional find.

## Commun

Chambres: 5  
Salle de bains: 4  
Pied carré fini: 336 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS0441

