



**PROSPECT HOUSE**  
Hamsterley, County Durham

**GSC GRAYS**  
PROPERTY • ESTATES • LAND



# PROSPECT HOUSE

THE GREEN, HAMSTERLEY, COUNTY DURHAM, DL13 3PZ

OFFERING HUGE POTENTIAL, PROSPECT HOUSE IS A STUNNING GRADE II LISTED FIVE BEDROOM FAMILY HOME WITH OUTBUILDINGS AND APPROXIMATELY 7.36 ACRES (2.97 HECTARES) OF LAND, SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF HAMSTERLEY

## Accommodation

Entrance Hall • Family Room • Sitting Room • Dining Room  
Kitchen • Utility Room • Pantry • First Floor Landing • Four Bedrooms  
House Bathroom • Separate WC • Laundry Room • Second Floor Landing  
Fifth Bedroom With En-Suite Shower Room

## Externally

Garage/Outbuildings • Driveway • Gardens • Garth •  
7.36 Acres • Boiler Room • External WC

In all about 8.76 acres (3.54 Hectares)

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, County Durham DL12 8PQ

Tel: 01833 637000

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217







### Situation

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles.

The property is situated within the attractive rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale. The village is ideally situated for access to the rural market towns of Wolsingham and Barnard Castle, offering a variety of national and independent shops, eateries and tourist attractions, while the cities of Newcastle and Durham are within easy reach, offering a further array of activities. Nearby Bishop Auckland is being regenerated while there are main line train stations at Darlington and Durham, and international airports at Teesside, Newcastle and Leeds Bradford.

The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is a well established, friendly, rural community with primary school, popular village pub and active Village Hall association. The property is also within walking distance of a recreation area with tennis court. Hamsterley Forest is approximately a mile from the site and offers many walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities.

### The Property

Prospect House is offered with no onward chain having been owned by the same family for more than 100 years. This Grade II listed property with period features and stunning views to the rear offers huge potential and comes with all the essentials required for a great family home.

The property is approached via a driveway leading to a spacious yard with access to the garage/outbuildings and a side entrance door to the utility room. The house's main entrance is via an entrance porch leading through to an entrance hall with doors leading into a family room and a sitting room, both with open fireplaces and south facing bay windows to the front elevation. The dining room is to the rear of the property with an open fireplace and stunning bay window to the rear with window seat overlooking the rear garden.







The kitchen has a matching range of wall and base units with electric oven and oil-fired Aga. From the kitchen there is a door to the utility room and pantry.

The first floor landing provides access to four of the property's bedrooms, house bathroom, laundry room and a staircase to the second floor. On the second floor there is a fifth bedroom with en-suite shower room.

#### Garage/Outbuildings

The garage has a remote roller door with power, light and timber stairs to the first floor. Attached to the garage is one outbuilding with a bay window and fireplace and another currently used for storage. These could be ideal for a home office, stabling or Airbnb, subject to planning.

#### Garden and Grounds

There are gardens on three sides of the property mainly laid to lawn with walled boundaries and mature planted borders. To the west of the property there is a Garth and a walled grassed area with mature trees. The gardens and Garth occupy approximately 1.4 acres (0.56 hectares).

#### Land

To the rear of the property there are two grassed fields totalling approximately 7.36 acres (2.97 hectares) with walled boundaries.







#### **Tenure, Local Authority & Council Tax**

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

#### **Services**

Mains electricity, water and drainage. Oil fired central heating.

#### **Wayleaves, Easements & Rights of Way**

Prospect House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

#### **Areas, Measurements & Other Information**

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

#### **Agents Note**

Please note, probate has been applied for, but is yet to be granted. For further information contact GSC Grays.

#### **Viewings**

Strictly by appointment via GSC Grays.



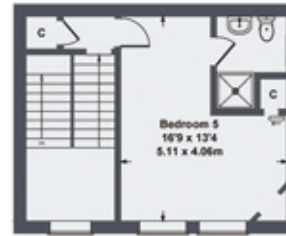
# Prospect House, Hamsterley

Approximate Gross Internal Area  
4333 sq ft - 403 sq m

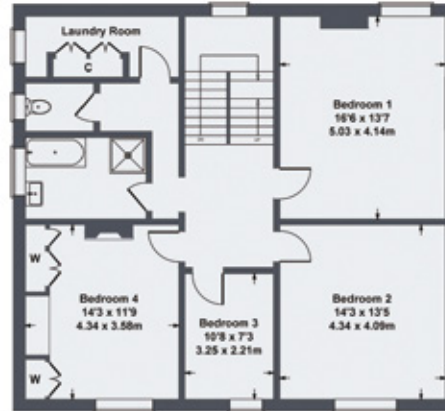
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

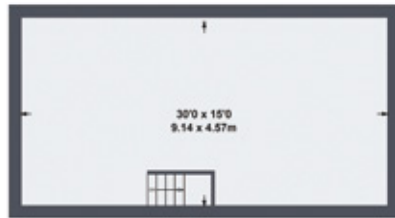
Produced by Potterplans Ltd. 2024



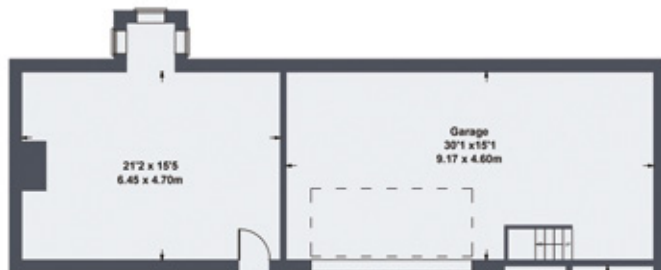
SECOND FLOOR



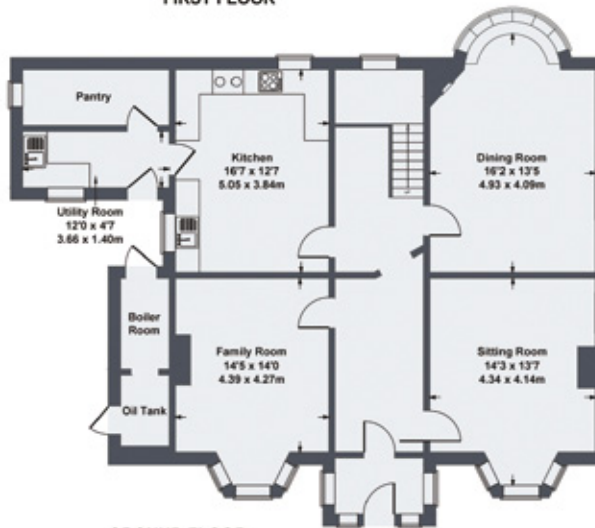
FIRST FLOOR



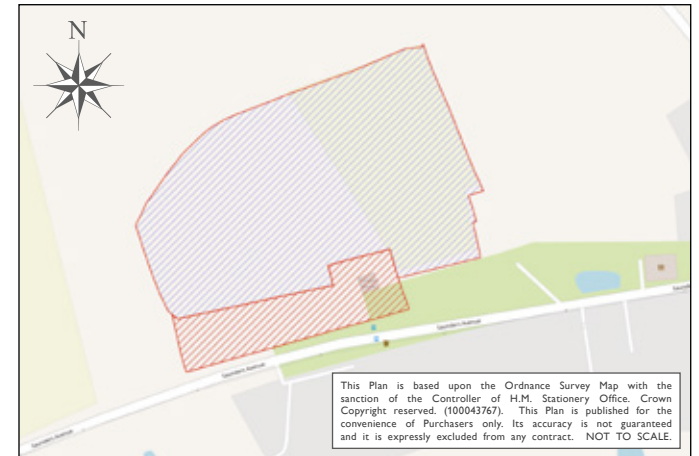
GARAGE OUTBUILDING FIRST FLOOR



GARAGE OUTBUILDING GROUND FLOOR



GROUND FLOOR



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2024

Photographs taken: April 2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	37	85