



## EGGLESHOPE HOUSE EAST

Eggleston, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND



# EGGLESHOPE HOUSE EAST

EGGLESTON, COUNTY DURHAM, DL12 0AN

A TRULY STUNNING GEORGIAN GRADE II LISTED  
FAMILY HOME WITH BEAUTIFUL GARDENS AND FAR  
REACHING VIEWS OVER TEESDALE AND BEYOND

## Accommodation

Entrance Porch • Reception Hall • Drawing Room • Study/Snug  
L Shaped Kitchen/Dining/Family Room • Cloakroom/WC • Pantry • Utility Room  
Master Bedroom with En-Suite • Four Further Bedrooms • Two Bathrooms

## Externally

Extensive Gardens • Driveway • Outbuilding • Double Garage



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## 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

Eggleshope House East lies on the edge of Eggleston enjoying stunning views over Teesdale and beyond. Middleton-in-Teesdale 4 miles, Barnard Castle 6 miles, Bishop Auckland 17 miles, Darlington 18 miles, Durham 30 miles. Please note all distances are approximate. Situated on the edge of Eggleston village. The property enjoys a pretty setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities and schools. The village of Eggleston has a public house The Moorcock Inn and a farm shop, post office services are available in the village hall twice a week along with other regular activities.

### The Property

Nestled in the picturesque village of Eggleston, Barnard Castle, this stunning Grade II listed Georgian family home offers a unique blend of historical charm and modern living.

The property has been thoughtfully extended by the current owners offering five generously sized bedrooms and three reception rooms that include a grand reception hall. Each room is filled with character, showcasing the elegant features typical of Georgian architecture.

This exceptional property has breathtaking views over Teesdale and the surrounding countryside providing a beautiful backdrop and, with its blend of Georgian features and charming surroundings, Eggleshope House East is a rare find on the edge of Eggleston.

### Accommodation

With gravelled parking area leading to the main entrance with doors through to a grand reception hall with impressive staircase to first floor. Flagged stone flooring and stone fireplace with inset multi-fuel stove providing superb living and entertaining space. The drawing room is a light and airy room with views over the garden and a door giving direct access to the garden area. The room boasts many traditional features including shuttering, coving to ceiling, ceiling roses, open period fireplace with marble surround. Hidden in the floor of the





drawing room is access to a cellar with power and light. The snug/study has a beautiful window seat providing views over the garden and beyond, bespoke shelving and desk and stone fireplace with inset multi-fuel stove. The kitchen/family room is the heart of this family home with a kitchen area comprising bespoke matching wall and base units including an Aga, space for an American style fridge, electric cooker and hob, dishwasher with door to pantry. This well lit and spacious room has three sets of double doors with direct access to rear garden. There is a door to front elevation from the kitchen as well as to the utility room. The utility room comprises matching range of wall and base units with sink unit, built-in storage cupboards and door to exterior.

The landing provides a quiet library space with fitted shelving. The main landing provides access to the master bedroom with en-suite shower room, there are four further bedrooms and two house bathrooms on the first floor level.

#### Externally

The beautifully and immaculately presented garden is mainly laid to lawn over three levels with mature planted borders with various plants, trees, hedges and shrubs. There are walled and hedged boundaries with timber gated vehicle access at mid level.

#### Outbuilding

Useful outbuilding with power and light.

#### Garaging

Double garage with two timber doors with power and light.

#### Parking

Gravelled area providing off-street parking. Wall mounted electric vehicle charging point.

#### Services

Mains electricity, drainage and water are connected. Oil fired central heating. Underfloor heating in kitchen, dining and family room.







### **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 F.

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

Eggleshope House East 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.

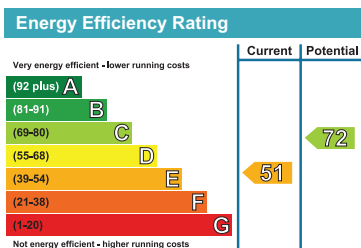
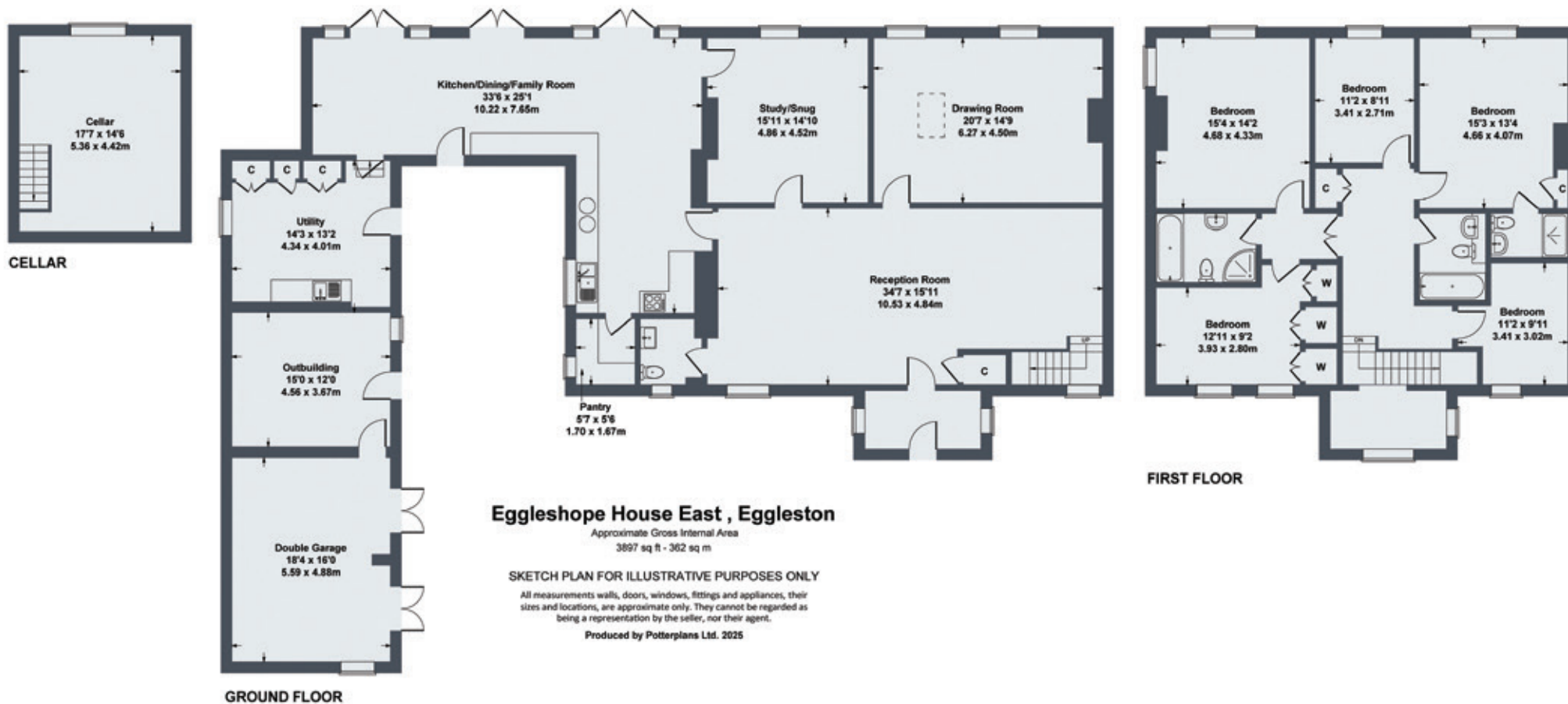
### **Areas, Measurements & Other Information**

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.

### **Viewings**

Strictly by appointment via GSC Grays.





#### 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 correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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: June 2025

Photographs taken: June 2025