



EMERSON HOUSE

24 The Green, Hurworth on Tees, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND

EMERSON HOUSE

24 THE GREEN, HURWORTH ON TEES, COUNTY DURHAM, DL2 2AA

NESTLED IN THE CHARMING VILLAGE OF HURWORTH ON TEES OVERLOOKING THE VILLAGE GREEN, THIS BEAUTIFULLY PRESENTED HOME OFFERS A PERFECT BLEND OF MODERN LIVING AND CHARM. THE PROPERTY BOASTS THREE SPACIOUS RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINMENT. WITH THREE WELL APPOINTMENT BEDROOMS AND TWO BATHROOMS, IT IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA ROOM FOR GUESTS.

Accommodation

Entrance Porch • Hallway • Living Room • Open plan Kitchen/Living/Dining Room
Utility Room • Cloakroom/WC • Study/Snug
Master Bedroom with Walk-in Wardrobe • En-Suite Shower Room
Two Further Bedrooms • House Bathroom.

Externally

Enclosed Rear Garden • Summerhouse • Large Patio Area • Garage



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Tel: 01423 590500
Kirkby Lonsdale
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Tel: 0191 303 9540
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Location

Situated within Hurworth on Tees and overlooking the village green, this extremely popular and highly regarded village near Darlington with shop, post office, numerous pubs, community centre and highly regarded primary and secondary schools. Good access to the A66 and the A1 (Scotch Corner, Durham Tees Valley airport and Darlington Railway Station are all within 15 minutes' drive) makes this a good location for commuting. Darlington is located approximately 5 miles away and offers a wide variety of amenities including national and local retailers a large range of bars and restaurants, cinemas, theatres, sports centres, golf courses and excellent educational opportunities.



The Property

This beautifully presented home offers a perfect blend of modern living and charm. The property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. With three well-appointed bedrooms and two bathrooms, it is ideal for families or those seeking extra room for guests.

One of the standout features of this home is the exceptional open plan kitchen, living, and dining area. This inviting space is enhanced by bi-folding doors that seamlessly connect the indoors with the outdoors, allowing natural light to flood the





room and offering a delightful view of the beautiful enclosed rear garden. The garden itself is a true oasis, featuring a substantial patio area perfect for al fresco dining or simply enjoying the tranquil surroundings.

The property occupies a historic plot, William Emerson famed mathematician once lived in a house on this site, overlooking the picturesque village green, making it a desirable choice for those who appreciate both community and convenience.

This home has been thoughtfully extended and maintained by the current owners, showcasing their attention to detail and commitment to quality. With its blend of modern amenities and classic appeal, this property is a rare find in the heart of Hurworth on Tees. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat, this property is sure to impress.

Accommodation

Ground Floor - With entrance door to entrance porch with doors to both garage and inner hallway with staircase to first floor. The living room boasts stunning views over the village green, inset cast iron stove with granite hearth and inset spotlights. The focal point of the property is a stunning open plan living/kitchen and dining room with bi-folding door to rear and contemporary log burning stove. The bespoke kitchen comprises a gas fired Aga, island unit with Belfast sink, dishwasher and an integrated fridge/freezer. To the rear of the room is a glazed panelled door to a utility room with door to cloakroom/WC and further door to study/snug with patio doors to rear.

First Floor - The first floor landing has loft access and doors to a master bedroom with walk-in wardrobe and en-suite shower room. There are two further double bedrooms both with views over the village green and a house bathroom.





Externally

To the rear of the property there is an enclosed rear garden with wall and fenced boundaries, mainly laid to lawn with generous flagged stone patio area. There is a right of way to the rear garden through a neighbouring property.

Garage

With timber double doors, power, light and personal door to entrance porch.

Services

Mains electricity, gas, drainage, and water are connected. Gas fired central heating.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council - T: 03000 26 00 00.

For Council Tax purposes the property is banded E.

Wayleaves, Easements & Rights of Way

Emerson 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.

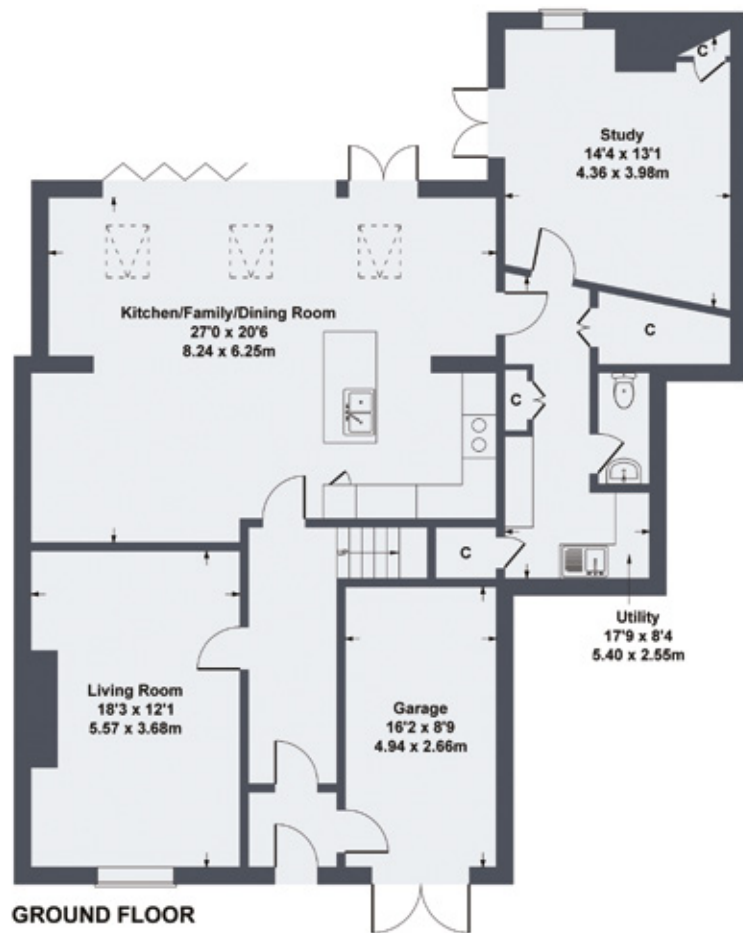
Areas, Measurements & Other Information

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.

Viewings

Strictly by appointment via GSC Grays.





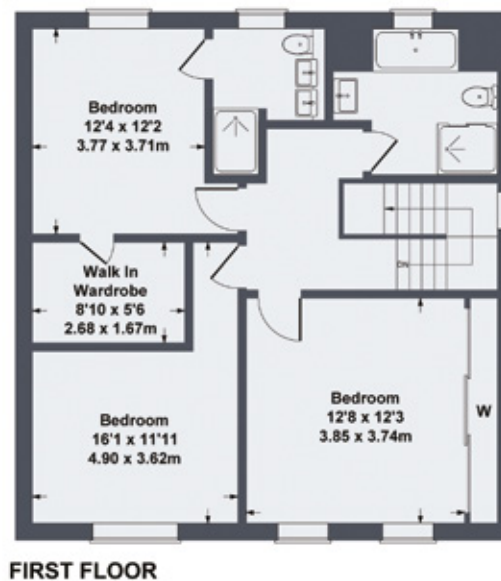
24 The Green, Hurworth

Approximate Gross Internal Area
2164 sq ft - 201 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. 2025



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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: September 2025

Photographs taken: August 2025