



ROWANTREE HOUSE HIGH WHAM  
Butterknowle,



**GSC GRAYS**

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# ROWANTREE HOUSE HIGH WHAM

County Durham, DL13 5JL

Nestled in the picturesque village of High Wham, Butterknowle, this charming stone-built house offers a delightful blend of comfort and countryside living. With four spacious bedrooms, this property is perfect for families or those seeking a separate annexe. The three well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that every family member can find their own space.

## ACCOMMODATION

- \* Detached stone built home
- \* Large wrap around garden with an established pond
- \* Multiple reception rooms for entertaining
- \* Potential for a self-contained annexe
- \* Detached double garage



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### Situation & Amenities

Barnard Castle 7 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley forest. The villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale and Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and public house.





### The Property

Rowantree House is a substantial detached property situated within the rural hamlet of High Wham, Butterknowle, enjoying open countryside aspects and spacious accommodation. The property offers a versatile layout with a range of reception space including living room, sitting room, dining room and study, together with a well-proportioned kitchen and separate utility room. With four bedrooms and bathroom facilities to both floors, the property is well suited to family living.

The property includes two separate staircases leading to distinct first-floor areas. This layout creates flexible accommodation with a degree of separation between bedroom spaces, making it ideal for guests, older children or those seeking additional privacy within the home. One bedroom also benefits from access to a balcony, enjoying views across the surrounding countryside.

Externally, the property is complemented by surrounding gardens with lawn and patio areas, together with a pond and seating areas positioned to enjoy the setting. The property further benefits from driveway parking and garage facilities, all within a countryside location whilst remaining accessible to nearby amenities within Bishop Auckland and the surrounding villages.



### Ground Floor

The ground floor accommodation comprises an entrance hall with a staircase to the first floor, a spacious living room and an additional reception room suitable for dining or family use also with a staircase to a separate first floor bedroom. The kitchen is fitted with a range of wall and base units with space for dining, together with a useful utility room and ground floor bathroom. The property has multiple doors providing access to the external areas and gardens.

### First Floor

To the first floor there is a landing providing access to 3 bedrooms, with a further bedroom offering flexible accommodation accessed via another staircase. There is also a family bathroom to both areas. Windows to the first floor enjoy views across the surrounding countryside.

### Externally

Externally the property benefits from a large wrap around garden surrounding the house with lawn and patio areas suitable for seating and entertaining. The grounds also feature an established pond with seating areas around it, creating an attractive space to enjoy the surrounding countryside. The boundaries provide a good degree of privacy, together with open countryside aspects.

### Driveway

The driveway provides off-street parking for multiple vehicles.

### Double Garage

The property also benefits from a detached double garage with up and over access doors with power and lighting connected.

### Tenure

The property is believed to be freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Services and Other Information

The property is serviced by oil fired central heating, with the oil fired Aga acting as the primary water heater for the property as well as the central heating boiler also having water heating option. Mains electric and water connected. The property has a private septic tank which is located through a gate in the front garden.

### Particulars

Particulars written in May 2026.

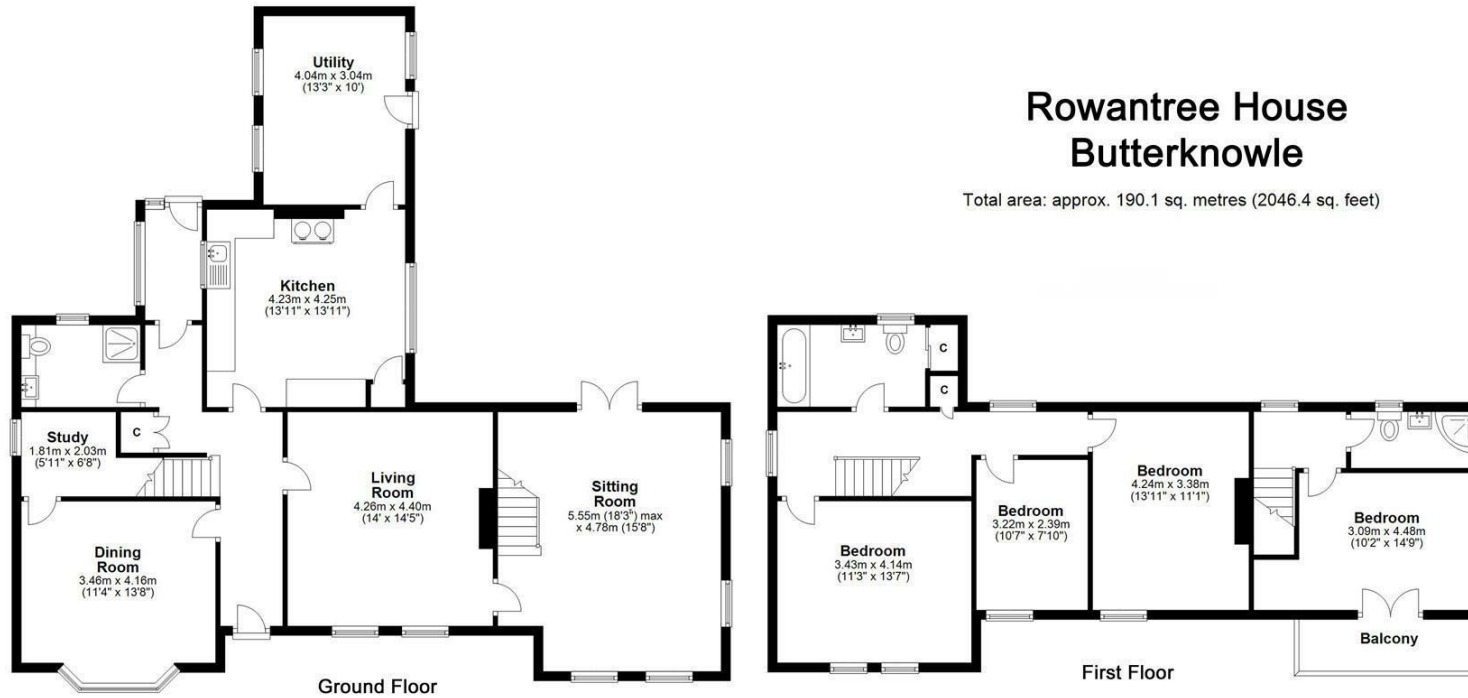
Photographs taken in May 2026.

### Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Rowantree House Butterknowle

Total area: approx. 190.1 sq. metres (2046.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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