



GSC GRAYS



# HOLYWELL HALL

Brancepeth, Durham

# HOLYWELL HALL

Brancepeth, Durham, DH7 8EQ

*Brancepeth 2.7 miles; Durham 5 miles; A1(M) (Junction 61) 9.6 miles  
Newcastle International Airport 32 miles  
(Distances Approximate)*

**AN EXCEPTIONAL GRADE II\* LISTED COUNTRY HOUSE IN A  
SECLUDED RURAL SETTING WITH ANNEX ACCOMMODATION,  
GARDENS, PADDOCKS, WOODLAND AND A LAKE**

- Grade II\* listed Georgian Hall arranged over three floors with a rich history and period character.
- Former Coach House with flat above, accessed both internally and externally.
- Set within 28.59 acres, including formal gardens, parkland-style paddocks, amenity woodland and a naturally fed lake.
- Quiet and secluded position located close to the highly sought-after idyllic village of Brancepeth and approximately 5 miles from Durham City Centre.

In all approximately 28.59 acres (11.57 hectares) | For sale as a whole



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## SITUATION

Situated within a wonderfully quiet rural position, Holywell Hall is surrounded by arable land, grassland and woodland, just west of the River Wear. The property lies 2.7 miles south-east of the desirable village of Brancepeth, which is steeped in local heritage, and approximately 5 miles south-west of Durham City, offering convenient access to shops, restaurants and amenities. Durham Railway Station is approximately 3.3 miles away, providing regular rail services on the East Coast Main Line, while Junction 61 of the A1(M) is just under 10 miles away.

The property benefits from a choice of well-regarded primary and secondary schools in nearby New Brancepeth, Brandon and Durham.

## DESCRIPTION

Holywell Hall extends to 28.59 acres in total and presents a rare opportunity to acquire a substantial and historically significant country house in an attractive rural setting. The property combines considerable Georgian period character with extensive accommodation, an internally linked annex, gardens, woodland, parkland pasture and a lake.

## HOLYWELL HALL

Forming the principal part of the country house, which is now divided between the Hall and the separately owned West Wing, the Hall is understood to date principally from the early to mid-18th century incorporating the original Hall (the now dining room) and is documented as standing in 1402 as the Constable's house for Brancepeth Castle. The Hall has considerable character and historic interest. It is reputed that the land at Holywell served as a resting place for the body of St Cuthbert, the patron saint of Northumbria, during its journey across the region following his death, when it was moved to protect it from Viking attacks. Later, in around 1402, the Hall was used to accommodate the Constables of Brancepeth Castle.

It is approached through a wrought iron gate between traditional Grade II listed piers creating a charming sense of arrival. Its refined façade, with elegant sash windows and centrally positioned pedimented entrance, is a highlight of its period history. Formal lawns extend from the front and side of the property and have been planted with mature herbaceous borders and a rose covered archway.





The setting is a key feature, with private drive access and a gravel sweep leading to garage parking. It neighbours the partly walled garden which separates the driveway from the parkland style main paddock. To enhance the uninterrupted view from the Hall, a ha-ha wall divides the front lawn from the paddock.

The Hall offers substantial family accommodation arranged over three floors, extending to over 5,000 sq ft. It would now benefit from some refurbishment and modernisation and includes:

**Ground Floor:** The principal entrance is through the pedimented door into the hallway, from which the drawing room, kitchen and staircase are accessed. The hallway extends past the staircase to a WC where it connects via a corridor to the utility room. The formal dining room is accessed predominately from the kitchen or an external door from the front of the house. A third back entrance, from the utility room, can also be used. The ground floor also includes a utility room, study, garage and staircase to the annex accommodation.

**First Floor:** The staircase rises to a landing, from which there are two generously proportioned bedrooms, each with en suite facilities.

**Second Floor:** The staircase continues to the attic level, where four bedrooms and a bathroom are arranged off the corridor. A fifth bedroom, with en suite facilities, is accessed through one of the adjoining bedrooms.

#### Former Coach House

In addition to the main Hall, the property includes a separately, Grade II listed former Coach House, now converted to a flat with garage below, which is accessed internally from the Hall or via its own external entrance. The flat, now in need of modernisation, comprises:

**Former Coach House Annex:** kitchen, sitting room, two bedrooms and a Jack and Jill shower room, with double garage below.

It provides the perfect ancillary accommodation for additional guests, staff or multi-generational living.





## Holywell Hall, Durham, DH7 8EQ

Approximate Gross Internal Area  
5403 sq ft - 502 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. 2026



THE LAND

The land extends in total to about 28.44 acres (11.51 hectares) and is divided into the following land uses:

|                   | Hectares | Acres |
|-------------------|----------|-------|
| Permanent Pasture | 7.81     | 19.30 |
| Woodland          | 1.06     | 2.62  |
| Gardens           | 0.84     | 2.08  |
| Lake              | 1.8      | 4.45  |
| Total             | 11.51    | 28.44 |

The permanent pasture features parkland trees and is currently used for horse grazing. It offers scope for further management and improvement to maximise productivity should this be required. The amenity woodland, with the Holywell Beck flowing through, is predominately situated to the east of the holding, providing quiet enjoyment and a safe haven for wildlife.

The diverse garden spaces, ranging from the historic part-walled kitchen garden, once used for growing herbs, vegetables and flowers, to formal lawns framed by mature specimen trees and yew hedging, are connected via attractive stone terraces and pathways. The gardens gradually give way to the old orchard woodland with a sunken garden at the far end and culminating at the picturesque lake and creating a wonderful sense of exploration throughout the grounds. The lake attracts a variety of wildlife and flora. The property boundary straddles the lake and is shown on the Land Registry plan.

The land is currently subject to an informal horse grazing licence and will be vacant before the completion of the sale.

OUTBUILDINGS  
& ANCILLARY BUILDINGS

The ancillary buildings include a semi-detached double garage, a semi-derelict folly and purpose-built aviaries beyond the orchard garden. The pigeon lofts and stables are not included in the sale and will be removed before completion.







**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. Lake image has been enhanced using AI following the summer draught. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: October 2026. Photographs taken: August 2026.

## GENERAL INFORMATION

### Designations

Holywell Hall is Grade II\* listed, whilst the former Coach House annex, gate piers and garden wall (east of Holywell Hall) are Grade II listed. Interested parties should make their own enquiries of the local planning authority in respect of any works, alterations or consents required.

### Tenure

The property is understood to be registered as Freehold under title numbers: DU94368, DU228868, DU237551 and DU332553.

The land, stables and pigeon lofts are occupied on an informal basis by third parties. It is understood that these occupiers will vacate before completion of a sale, with the portable pigeon lofts, stables and tack room to be dismantled and removed.

### Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements,

quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There are no public rights of way that cross the property.

### Services

Mains water is connected through a recently upgraded private branch pipe. The property has single phase electricity. Drainage is to a private septic tank, shared with four other users, and is located in the back paddock. The system is understood to be an old tank chamber system and the guide price of the property has been adjusted to reflect should there be a need to upgrade the system to a modern, compliant unit. Central heating is served by an oil-fired boiler and the Aga is oil fed. Purchasers should satisfy themselves as to the availability, capacity and compliance of all services.

### Local Authorities

County Durham Local Planning Authority  
T: 03000 26 0000

### Method of Sale

Holywell Hall is offered for sale by private treaty as a whole. The Seller reserves the right to agree a sale, set a closing date, withdraw, divide or vary the lots at any time.

### Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

### Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

### Sporting Rights & Mineral Rights

Sporting Rights are included in the sale in so far as they are owned. Most of the Mineral Rights are excepted from the sale as they are owned by a third party. The Mineral Rights surrounding the Hall and gardens are included in the sale in so far as they are owned.





#### Timber

All standing and fallen timber will be included in the sale.

#### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

#### Solicitors

James Lutynski - Sintons LLP  
The Cube, Barrack Rd, Newcastle upon Tyne NE4 6DB

#### Viewing

Viewings will be strictly by appointment through the Selling Agent, GSC Grays.

All appointments will be accompanied and every effort will be made to accommodate preferred viewing times.

All parties attending are asked to remain vigilant, particularly around buildings, machinery and livestock.

#### Directions (DH7 8EQ)

From Brancepeth, proceed south-east on Scription Road towards Holywell Hall. The property is situated at the end of a no-through road.

what3words: ///ties.binds.probably

## CONDITIONS OF SALE

#### Deposit

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

#### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

#### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are for reference only. They have been carefully checked by the Selling Agents, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

#### Lotting

It is intended to offer the property for sale as described but the Seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

#### Apportionments

The council tax and all other outgoings shall be apportioned between the Seller and the purchaser(s) as at the date of completion.

#### Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

