

GSC GRAYS

TUNSTALL HOUSE COTTAGE

Wolsingham, County Durham

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Wolsingham, County Durham, DL13 3LZ

A SUPERBLY PRESENTED FIVE-BEDROOM GRADE II LISTED FAMILY HOME WITH STUNNING VIEWS LOCATED AT THE HEAD OF TUNSTALL RESERVOIR BELIEVED TO DATE BACK TO THE 1700S

ACCOMMODATION

Entrance Hall • Living Room • Dining/Kitchen • Pantry
Reception Room/Snug • Utility Room • Boot Room • Cloakroom/WC
Four Bedrooms • Guest Bedroom with En-Suite • House Bathroom

EXTERNALLY

Walled South Facing Front Garden • Rear Garden with purpose built Patio Area
Fruit Trees • Driveway • Timber Outbuilding

GSC GRAYS

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SITUATION

Tunstall House Cottage occupies a magnificent position at the head of Tunstall Reservoir close to the popular market town of Wolsingham in the North Pennies area of outstanding natural beauty. Surrounded by a rich and varied landscape the property is superbly suited for those who enjoy outdoor pursuits, sporting and other recreational activities. Tunstall Reservoir offers excellent fly fishing for wild brown and rainbow trout. The Waskerley Beck flows to meet the reservoir at the bottom of the garden.

Wolsingham offers a range of high quality shops, restaurants with local school and easy access to public schools in Durham and Barnard Castle.

Commuting to the business and commercial centre of the region is well served via the A68 and A1M at Bowburn. The east coast mainline is available from Darlington and Durham with air travel available via Newcastle and Teesside Airport.

THE PROPERTY

This superbly presented Grade II listed country residence offers a unique blend of period features and modern comforts. Spanning an impressive 2,443 square feet, this family home boasts five spacious bedrooms and two well-appointed bathrooms, making it ideal for both family living and entertaining.

As you enter, you will be greeted by two inviting reception rooms, each showcasing the property's exquisite period details, including sash windows, exposed beams, and beautiful wooden floors. These elements not only enhance the character of the home but also create a warm and welcoming atmosphere.

The elevated position of the property provides breathtaking views over Tunstall Reservoir, allowing you to enjoy the tranquillity of the surrounding countryside. The beautifully landscaped gardens are a true highlight, featuring an array of fruit trees that add a touch of nature's bounty to your outdoor space. A purpose-built patio area, complete with a decked section, offers the perfect setting for al fresco dining or simply relaxing while soaking in the stunning vistas.

This remarkable country residence is not just a home; it is a lifestyle choice, offering unrivalled beauty and serenity in a picturesque setting. With its blend of historical charm and modern amenities, this property is a rare find and is sure to appeal to those seeking a peaceful retreat in the heart of the countryside.





ACCOMMODATION

A front door leads to the entrance hall and links to a rear lobby with access to the utility room, boot room and cloakroom/ wc as well as a door to the rear garden. The excellent dining kitchen is fitted with a tiled floor, Aga, freestanding units and has a large walk-in pantry. There is a formal living room and spacious reception room/snug with log burner and doors to front and rear gardens. Located above the snug via an open staircase is a charming fifth bedroom suite with vaulted ceiling, freestanding bath and separate WC and basin. The main staircase of the house leads to a landing and a further four bedrooms, storage cupboard and a large well fitted family bathroom with freestanding bath and shower cubicle and two wash hand basins.





GARDENS

With an unrivalled setting Tunstall House Cottages boasts stunning views over Tunstall Reservoir and surround countryside. There is a south facing front garden mainly laid to lawn, patio area and variety of fruit trees. The rear garden enjoys views over open countryside and Waskerley Beck. There is a further purpose-built seating area with decking to the rear.

GENERAL INFORMATION

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 D.

Services

Mains electricity, spring feed water supply, bio-mass central heating boiler, drainage to septic tank (compliance to be certified prior to exchange).

what3words

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Wayleaves, Easements & Rights of Way

Tunstall House Cottage 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.

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.

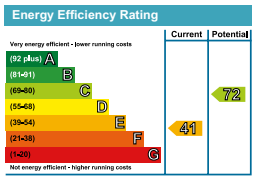
Viewings

Strictly by appointment via GSC Grays.







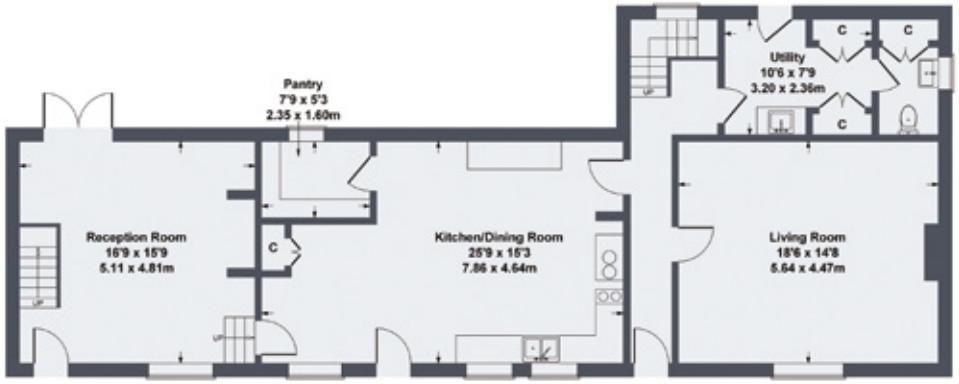


Tunstall House Cottage, Wolsingham

Approximate Gross Internal Area
2443 sq ft - 227 sq m



FIRST FLOOR



GROUND FLOOR

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





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