



## listing



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 1,071,948.87

### Location

Country:	United Kingdom
Posted:	Jun 12, 2025

### Description:

"Magical" is the one word that seems to clearly describe the feelings that will no doubt evoke when you view this beautiful property. Built in early Georgian times, it has earned the right to be all-seeing and all-knowing of a bygone era. As you continue to live your life here it will, without doubt, feel a privilege to have done so.

But today's owners, the most recent custodians of this divine property, have brought back the 'living spirit' and heart of its intended character and family role. They have revived the interiors to a very high standard and they have even taken the trouble to be up-to-date in fashion. They have also rediscovered and revived what was a buried old English country garden.

Be in no doubt; In amongst the magic of this reawakened old property, modern-day features support the needs of today. These include a fully-functioning modern kitchen complete with central island, a modern range cooker, a super-large utility, an attic, outdoor storage, garden sheds, a coach house-cum-garage and lots of private parking. The 2-bedroom annexe itself is very spacious; it too is beautifully and fashionably renovated. It has its own pretty garden, its own private entrance and a locking interconnecting door between it and the main house. It is ready to be lived in by 4 family members. So the whole property represents an opportunity for multi-generational living.

A garden is an Englishman's joy and is very much of cultural significance. It is a place for contemplation



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and physical activity, for personal expression and creativity. Our mild temperate climate with plenty of rainfall, results in a long growing season for which we are, as a nation of gardeners, eternally grateful. In this garden, which is nearly half an acre, not only does ALL this happen, but there is a deeper history. It is here where a cup and ring marked stone going back to neolithic times was found and is now in the Faith Museum at Bishop Auckland; but also the jawbones of a bow-headed whale, which form an archway in the garden. These are of huge scientific significance. Other delights in the garden include the old potting shed which has been resurrected, and a glasshouse which grows a rejuvenated fig tree, now heavily laden with fruit. In amongst the landscaping there is a mature pond, flower beds, and mature trees. All of these together make for a large interesting garden - a haven, just right for the all-important contemplation and wellbeing.

The front garden is elegant and mature. When you step from "High Green", through the wrought iron gate, you are in a smart, walled front garden with lots of well-tended bushes and trees including a magnificent copper beech with its cascade of colours throughout the year. There's a big space with a large patio as you approach the house, upon which another scene takes place; a beautiful wrought iron garden furniture set and an array of well-chosen plants make, (weather permitting), a great setting for a cup of tea. The front of the house is imposing yet homely, and is set back from the street, adding an air of mystery to its power. As you enter the front door, you are immediately aware of warmth from an open fire and the suggestion of comfort found in the soft, semi-formal upholstered furniture. The snug is a large lounge which is multi-purpose, often used as a breakfast room. As you move into the following rooms you cannot fail to miss the lovely heavy old doors and door knobs and the nice natural floorboards.

As soon as you enter the kitchen from the snug, your attention is drawn to the stunning bow window that overlooks the rear garden, promising a delightful wander and relaxation there. Extending from one side of the room to the other, occupying most of the wall, this window undoubtedly makes a statement in the world of stylish homes. The kitchen is very spacious and contains a dining table and chairs. There are many useful and attractive fitted cupboards, and a matching central island. It is very well-equipped - enough to please the most discerning chef.

The drawing room has an open fire, and is spacious enough to easily accommodate a sizeable family playing parlour games at Christmas. The fireplace draws very well; in fact all the chimneys in the property are in excellent condition, according to local experts.

Upstairs there are six graceful and tastefully decorated bedrooms, a "Games Room", two family bathrooms and one ensuite bathroom. The Games Room, easily big enough for a full-size billiard or table-tennis table, houses a cinema, dance floor and some soft chairs. Newly decorated, it is a blank canvas for further development. Depending on needs, this would make a phenomenal top floor, or "ultra suite", with an adjoining dressing room and bathroom. Alternatively, with it being on the second floor, and benefitting from a real fireplace, this would make a peaceful study or writing room. There is room for a further independent flat here on the top floor, if the need ever arose within the family. The potential in this beautifully-proportioned, light and airy space is huge, the possibilities endless. The current vendors have opened the door for those that choose to follow.

Gainford, which sits on a beautiful stretch of the River Tees, is half way between Barnard Castle and Darlington and 15 minutes from each interesting (but completely different) town. Gainford once had a



9th century monastery. The current and very substantial church was built on the site of the monastery. The village is full of beautiful 18th and 19th century architecture and Gainford Hall itself was built in the 17th century for the vicar of Gainford. Archaeologists have even found Viking sculptures at Gainford which are carefully displayed in Durham Cathedral.

This is a rare opportunity to be the next owner of one of the most lovely properties in Gainford. The village boasts a small shop, selling basic wares, a lovely pub, a hairdresser, a fish and chip shop, and a post office. There are several excellent primary and secondary schools to choose from, including an excellent primary school in Gainford itself. The village is approximately 15 minute from the A1, 15 minutes to a mainline train station which can take you to Kings Cross, half an hour to Stockton-on Tees, and under an hour to Newcastle International Airport.

There are all sorts of countryside and river walks. But if you travel to nearby Darlington you can dive into more history lessons because Darlington is a famous railway town. It is possible to read all about this in "Hopetown", where the modern passenger railway was born. You can read all about the story of George Stephenson and the origins of the Darlington and Stockton Railway. You can walk around a preserved 1840's railway station which is now a museum. Barnard Castle, full of artisan eateries is a beautiful historic market town, built around its own medieval castle. The Bowes Museum there has many interesting exhibitions, and is set in elegantly appointed gardens, and is a walkable distance from the town centre. Alternatively, you could walk in Barnard Castle between the two Grade 1 listed bridges there and pay a visit to a 12th century Premonstratensian abbey along the way. You may even catch sight of the many rare species of wildlife living along the River Tees there including otters, kingfishers and herons.

Don't miss your chance to view this property. For any enquiries or to book a viewing, please call us NOW.

## Common

Bedrooms:	8
Bathrooms:	4
Finished sq. ft.:	533 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS2473

