



## WITTON KEEP

East Park, Witton Castle, Bishop Auckland, County Durham



GSC GRAYS

PROPERTY • ESTATES • LAND





## WITTON KEEP

EAST PARK, WITTON CASTLE, BISHOP AUCKLAND  
COUNTY DURHAM DL140DQ

SET IN OPEN FARMLAND WITH FINE VIEWS TOWARDS WITTON CASTLE AND ACROSS SURROUNDING COUNTRYSIDE, WITTON KEEP WAS FORMALLY THE HOME OF THE ENGINE MAN FOR THE ORIGINAL DARLINGTON & STOCKTON RAILWAY AND HAS BEEN SUBSTANTIALLY EXTENDED AND REFURBISHED TO AN EXTREMELY HIGH STANDARD AND OFFERS LIGHT AND SPACIOUS ACCOMMODATION WITH A CONTEMPORARY FEEL, YET SYMPATHETICALLY INCORPORATING MANY ORIGINAL FEATURES.

### Accommodation

Entrance Hall • Breakfast Kitchen • Orangery • Living Room • Garden Room  
Utility • Groundfloor Master Bedroom with En-suite Bathroom  
Double Bedroom with Galleried Bathroom • Double Bedroom with  
En-suite Bathroom • Loft Room • Basement Storage

### Externally

Entrance Drive with Electric Gates • Double Garage • Lawned Gardens  
Ponds • Paved Patio Area • Ample Parking



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12 The Bank, Barnard Castle, Co Durham, DL12 8PQ

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[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

Offices also at:

Hamsterley  
Tel: 01388 487000

Leyburn  
Tel: 01969 600120

Richmond  
Tel: 01748 829217

Stokesley  
Tel: 01642 710742

### Situation

Bishop Auckland 4 miles, Barnard Castle 15 miles, Darlington 17 miles, Durham 17 miles, Newcastle upon Tyne 39 miles, Durham Tees Valley Airport 23 miles. Please note all distances are approximate. The A68 and A1(M) all lie within easy reach, providing good commuter access to Teesside, Newcastle and other employment areas of the North East. There are mainline train stations at both Darlington and Durham, with International airports at Newcastle and Durham Tees Valley.

### Amenities

Situated near the village of Witton Park, with its Primary School, Public House, Churches and Village Hall. Further facilities and extended education opportunities are available in the surrounding area. The village provides a convenient base from which to enjoy a range of local amenities including shops,

restaurants and other entertainment in the locality. Located within picturesque Teesdale, in close proximity to Weardale, Tynedale and the Yorkshire Dales, all offering a range of countryside walks and nature trails. Numerous golf courses can be found in the area, with courses near Bishop Auckland, Durham, Darlington and Hexham. For Horseracing enthusiasts, there are racecourses at Newcastle, Sedgefield and Hexham. Durham County International Cricket hosts international. National and local matches.

### Description

Set in open farmland with fine views towards Witton Castle and across surrounding countryside, Witton Keep was formally the home of the Engine Man for the original Darlington & Stockton Railway and has been substantially extended and refurbished to an extremely high standard and offers light and spacious accommodation with a contemporary feel, yet sympathetically incorporating many original features. The well presented accommodation comprises: entrance hall, breakfast kitchen, orangery, living room, garden room, WC, utility, double basement room, three bedrooms, three bathrooms, double garage and gardens.

### Accommodation

#### Ground Floor

Entrance hall with beams to ceiling, stone flags to floor, recessed contemporary 'living flame' gas fire, stairs rising to first floor and doors opening to breakfast kitchen with range of fitted units with granite worksurfaces, central island with sink unit, Britannia double oven with hob, extractor hood, microwave, coffee maker, twin dishwashers, breakfast bar, stone flags to floor, windows overlooking gardens to rear and open archway through to the Orangery. The Orangery is fully double glazed with French doors leading to garden at rear, feature stonework, built in double barbeque fireplace and chimney breast, velux windows, door to utility and WC and double part glazed doors leading to the living room. This is a light and airy room with windows to front, cast iron open fire range, built in alcove cupboard and shelving unit, TV aerial point and door leading to the ground floor master bedroom. The Garden Room enjoys wide reaching views across open countryside, exposed stonework, recessed ceiling lamps, TV aerial point and double doors opening to the garden. The master bedroom is a light and airy room with open trussed ceiling, radiators, exposed stonework, windows to front and side and door leading to en-suite with roll top bath with side shower attachment, walk-in shower





with rainhead attachment, wash hand basin, WC, radiator, heated towel rail, exposed timbers and window to side. The utility, with built in units and cupboards, granite worksurfaces, sink unit, plumbing points, heated towel rail, window to rear and stone flagged floors and downstairs WC complete the groundfloor accommodation.

### First Floor Accommodation

The first floor landing has recessed shelving and doors leading to a second character double bedroom, which enjoys views to all sides and has space for dressing/living area and stairs rising to a galleried en-suite bathroom with a recessed spa bath, contemporary rectangular wash hand basin, WC, wooden flooring, window to rear overlooking countryside and access to and extensive loft storage area with roof light, light and power points. The third double bedroom with windows to front and an exposed feature stone wall has a door leading to a further bathroom, with panel bath and shower over, tiled splashback, wash hand basin in full vanity unit, WC, heated towel rail, tiles to floor and window to rear.

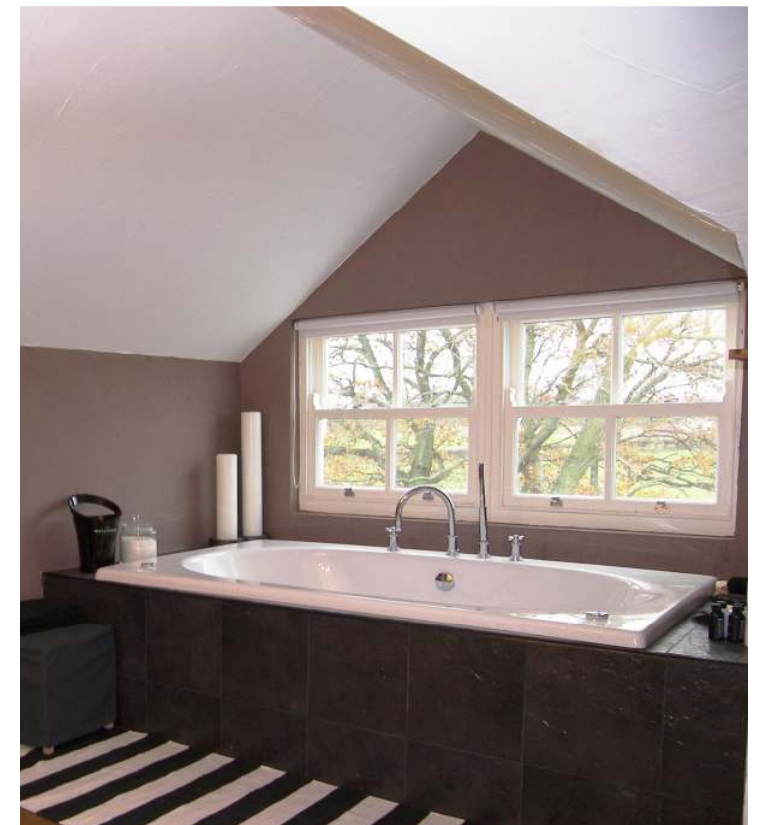
### Basement Accommodation

A basement room with original 'copper' boiler, natural brickwork and stone flags to floor provides access to the double garage with twin electric doors, lighting, power points, central heating boiler, water points, utility area, range of fitted units, worksurfaces, sink unit and built in microwave. A further storage room in the basement area provides additional storage.

### Externally

Witton Keep sits in well-maintained generous lawned gardens to the front, with a large pond a paved terrace area ideal for outdoor entertaining and mature shrub borders, all bounded by open farmland. An original block-set driveway accessed via electronic gates leads to an ample area of hardstanding for additional parking and the double garage.

Further lawned gardens stretch to the rear and sides with a flagged terrace, large natural pond with timber deck area and mature trees.





### Tenure

The property is believed to be offered Freehold with Vacant Possession upon Completion.

### Local Authority

Durham County Council.

Tel: 03000 26 00 00.

### Viewings

Strictly by appointment only via GSC Grays.

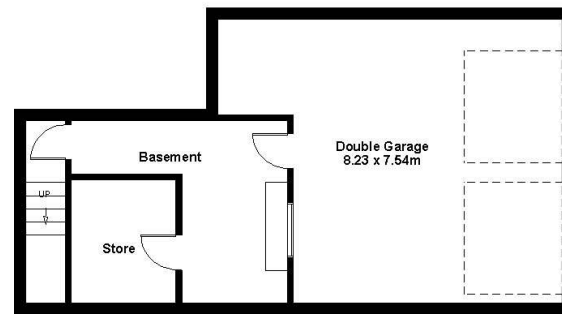
Tel: 01833 637000.

### Services

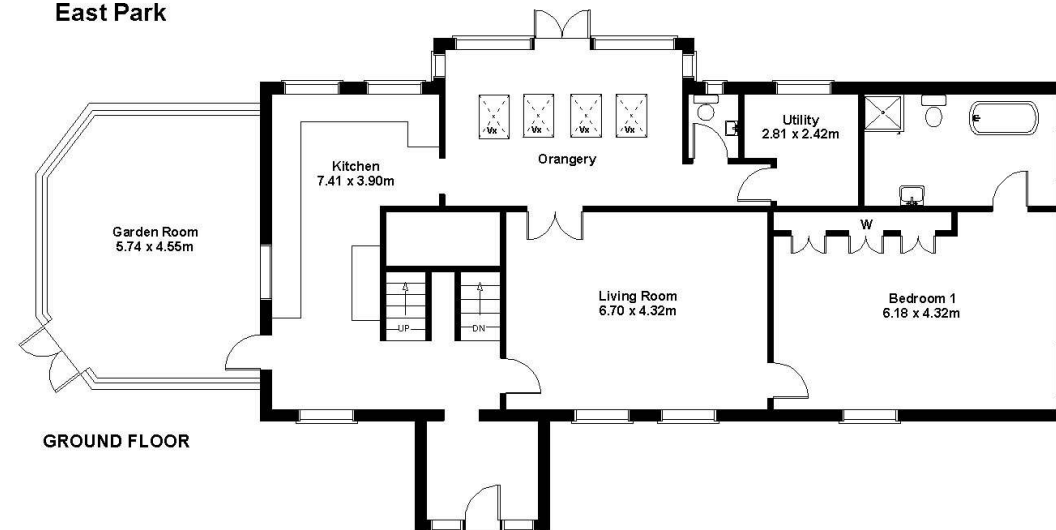
Oil fired central heating, mains water, mains electricity and a septic tank.



## East Park



BASEMENT



GROUND FLOOR

### Energy Performance Certificate

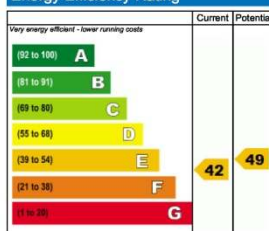


4 East Park  
Wilton Park  
BISHOP AUCLAND  
DL14 0DQ

Dwelling type: Detached house  
Date of assessment: 1 May 2008  
Date of certificate: 1 May 2008  
Reference number: 0547-2879-6553-0108-8951  
Total floor area: 225 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

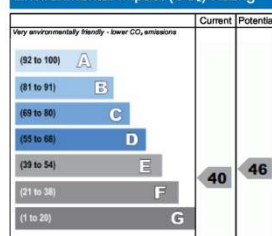
#### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	280 kWh/m <sup>2</sup> per year	245 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	11 tonnes per year
Lighting	£203 per year	£101 per year
Heating	£1417 per year	£1294 per year
Hot water	£195 per year	£182 per year

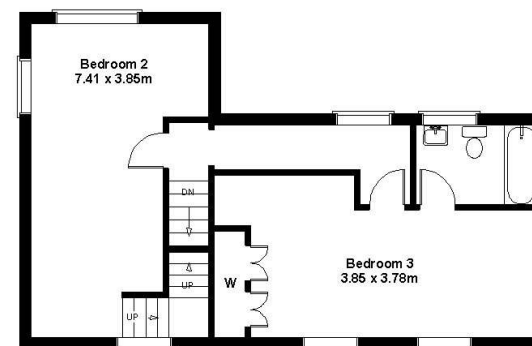
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

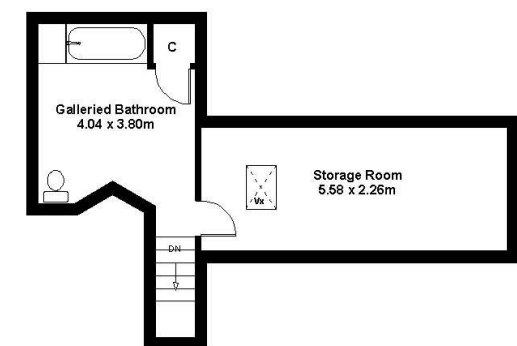


Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans [www.potterplans.co.uk](http://www.potterplans.co.uk)

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- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.

Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: September 2009 and revised February 2010.

Photographs taken: External Images September 2010. Internal images February 2010.