



Bradley Cottage Howlea Lane, Hamsterley
Bishop Auckland



Offers in Region of £1,100,000



Bradley Cottage Howlea Lane

Hamsterley, Bishop Auckland

- Substantial Five-Bedroom Detached Country Residence
- Three En-Suite Bedrooms & Principal Suite with Dressing Room
- Set Within Approximately 1.68 Acres of Private Grounds in Black Banks Plantation
- Electric Gated Access via Approximately One Mile of Private Forest Track
- Four Double Garages, Tool Store & Previous Planning Permission for an Agricultural Building
- Energy Performance Certificate: TBC

Northgate Estate Agents are delighted to offer for sale this **substantial five-bedroom detached country residence**, occupying **1.68 acres of its own private grounds within the scenic woodland setting of Black Banks Plantation, near Wolsingham in Weardale, County Durham**. Approached via approximately **one mile of private forest track**, with electric gated access to the property, this impressive home enjoys an exceptional degree of privacy and seclusion, surrounded by established woodland and beautiful countryside.

Constructed in **limestone beneath a traditional slate roof**, the property has an attractive exterior that sits naturally within its rural surroundings. Internally, the quality and character continue with **solid mahogany windows throughout, a striking solid mahogany staircase and solid hardwood flooring to a number of rooms**.

A **grand entrance hallway** creates an impressive first impression and leads to the generously proportioned ground-floor accommodation. The reception and living spaces offer considerable flexibility for everyday family life and entertaining, while the conservatory provides a wonderful place from which to enjoy views across the grounds. A downstairs WC completes the ground-floor facilities.

At the heart of the home is the **spacious kitchen**, featuring a traditional **solid-fuel Rayburn**, together with an electric range cooker, built-in dishwasher, under-counter fridge and American-style fridge freezer. The property benefits from **oil-fired central heating**, along with a **central vacuum system throughout**.

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The first floor offers **five generously proportioned double bedrooms**, three of which benefit from their own **en-suite facilities**. The principal bedroom is further complemented by a **dedicated dressing room**, providing extensive storage, while a family bathroom serves the remaining bedrooms.

The property's **1.68 acres of private grounds** provide an impressive outdoor setting, with expansive lawns, mature borders and established planting creating a wonderful sense of seclusion. Secluded seating areas are positioned throughout the gardens, while a **large paved terrace adjoining the house** provides an excellent space for outdoor dining and entertaining.

A substantial **gravel driveway and parking area** provides ample off-road parking for multiple vehicles. Of particular note are the **four double garages and separate tool store**, offering an exceptional amount of additional space for vehicles, storage, hobbies or workshop use.

Well equipped for its rural setting, the property benefits from its **own private water borehole** and a **standby generator which automatically activates in the event of a power cut**. For internet connectivity, the current owner has utilised **Starlink satellite broadband**, providing a practical solution for modern living and home working in this secluded location.

Adding further potential, **planning permission was previously granted for an agricultural building within the grounds**. The permission has since lapsed and a new application would be required should a purchaser wish to pursue a similar development, subject to the necessary planning approval.

Extending to approximately **5,372 sq ft (499 sq m) overall**, this is a particularly distinctive country residence combining substantial accommodation, quality materials, extensive garaging and beautiful private grounds with a wonderfully secluded position within **Black Banks Plantation, a scenic woodland setting near Wolsingham in Weardale**.

Viewing is highly recommended to fully appreciate the scale, craftsmanship, privacy and remarkable setting of this impressive home.

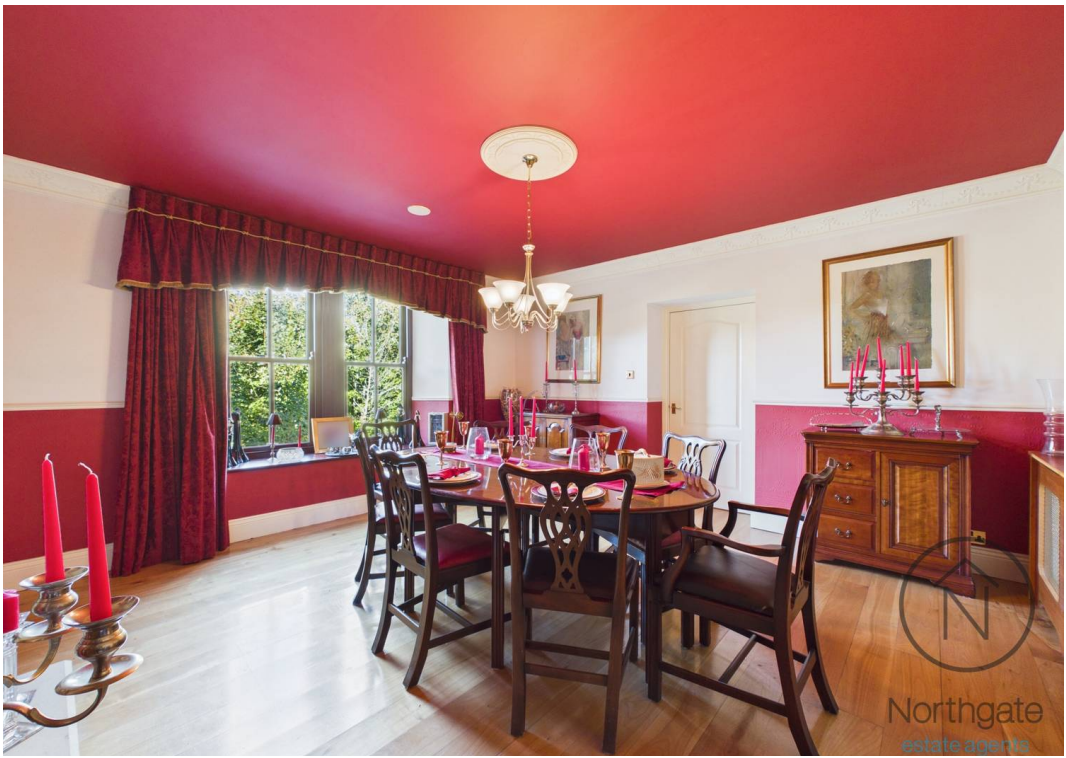
Please note: Some photographs have been digitally enhanced for marketing purposes and may not be an exact representation of the property.

Council Tax band: G | Tenure: Freehold

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Reception

14'6" x 10'10" (4.45m x 3.30m) 9'11" x 8'4" (3.04m x 2.53m)

Lounge

22'8" x 19'9" (6.90m x 5.98m)

Sitting Room

14'11" x 14'4" (4.53m x 4.35m)

Kitchen / diner

24'3" x 14'1" (7.39m x 4.29m)

Dining room

13'9" x 14'6" (4.18m x 4.43m)

Study

14'0" x 12'7" (4.27m x 3.84m)

Utility Room

9'11" x 5'10" (3.03m x 1.76m)

Conservatory

15'1" x 12'4" (4.61m x 3.76m)

WC

2'11" x 5'9" (0.90m x 1.72m)

Landing

6'2" x 18'2" (1.88m x 5.54m)

Bedroom 1

13'9" x 13'7" (4.19m x 4.15m)

Dressing Room

10'1" x 11'2" (3.09m x 3.40m)

En-Suite

10'10" x 6'2" (3.31m x 1.90m)

Bedroom 2

17'9" x 14'0" (5.41m x 4.28m)

En-Suite

7'9" x 5'7" (2.35m x 1.72m)

Bedroom 3





FRONT GARDEN

REAR GARDEN

SIDE GARDEN

GARAGE

4 Parking Spaces

DRIVEWAY

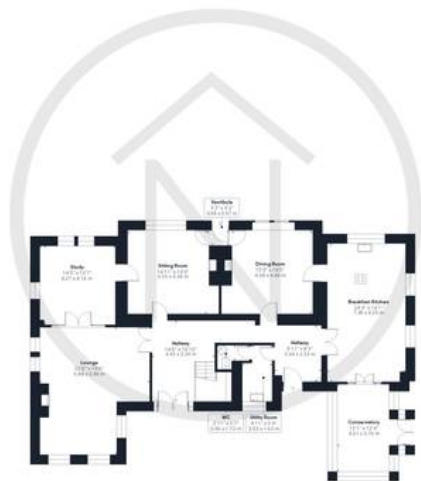
12 Parking Spaces











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Ground Floor Building 1



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Floor 1 Building 1



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Ground Floor Building 2



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Approximate total area⁽¹⁾

5372 ft²

499 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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