



High Gables, 11 Holywood, Wolsingham Bishop Auckland DL13 3HE

SITUATION AND DESCRIPTION

High Gables was constructed in 1998 and provides one of the most stunning, luxurious modern mansion houses within Holywood, which is an exclusive area of detached properties set onto the hillside overlooking the valley within Wolsingham. This property represents one of its finest houses, situated on the top road and with magnificent views. The property extends to over 9,000 sq ft of accommodation and has been constructed to a very high standard in stone under a slate roof, with medium oak pvcu double glazed windows with neo-Georgian leading.

The stunning pillared entrance and vestibule leads through to the reception hall, which is an outstanding focal point of the house, with its marble flooring and double height picture window overlooking the valley. The gull wing staircase constructed in solid oak leads to a large octagonal gallery and landing above.

The internal fittings include solid oak doors, very high quality flooring, contrasting between oyster slate in the kitchen and Hugh MacKay handmade carpets to many of the main reception rooms. The intercom system links to the entry gates and the audio system has digital controls in many of the reception rooms and bedrooms.

The accommodation includes a drawing room, family sitting room and snooker room with full sized antique table. There is a study, dining room and a beautiful kitchen with handmade maple cabinets contrasting with a painted dresser, granite worktop surfaces and luxury built-in appliances. The leisure wing of the house is very well appointed with a 10m x 5m swimming pool, state of the art air circulation system and superb views. The swimming pool has a shower room and access to a utility/laundry room, as well as a boiler and plant room.

To the first floor there are five bedrooms, the master with en-suite dressing room and bathroom. All other bedrooms have en-suite bathrooms or shower rooms.

Above the swimming pool is a gymnasium, which could be a sixth bedroom if required and has a spiral staircase connecting to the swimming pool beneath.

The house has a state of the art alarm and Videx Intercom system as well as under-floor heating and magnificent landscaped gardens, with electrically operated entrance gates, lovely woodland and formal terraces and sitting areas. The grounds incorporate very good parking facilities, a triple car garage with electric doors and a beautiful water feature.

High Gables is a stunning house which enjoys the beauty of this fabulous valley, as well as the local shopping facilities within Wolsingham. Its accessibility to County Durham and Tyne & Wear is made via the A68.

An outstanding house in a beautiful valley with state of the art fittings and tasteful interior. We strongly recommend viewing.

The property comprises:

Access is from the rear of the property through a beautiful stone pillared entrance canopy with external lighting and partially glazed double doors to the vestibule, with fabulous tumbled marble flooring and border detailing. Glazed oak panelled doors lead through from the vestibule to the main reception hall.

RECEPTION/HALLWAY

43'0 x 13' 8 plus 22'3 x 8'6 plus 15'1 x 8'6
(13.1m x 4.16m plus 6.78m x 2.59m plus 4.59m x 2.59m)

A magnificent feature of the house, with a stunning oak staircase

leading to the octagonal galleried landing above, with solid oak spindles, newel posts and handrails, as well as a central carpet tread with handmade Hugh MacKay carpeting. The entrance hall has marble tiling with border detailing, brass picture lights, beautiful corning and attractive spotlighting.

WC

Very well appointed with close coupled wc, concealed cistern, vanity wash hand basin with marbled surrounds and maple handmade storage cabinets beneath, marble flooring, corning and circular window.

CLOAKROOM

With cloak pegs, circular feature window, alarm panel control and base storage cupboard housing the under-floor central heating system controls.

From the entrance hall seven doorways lead off to principal accommodation:

FAMILY SITTING ROOM (front facing)

25'7 x 15'4 (7.81m x 4.67m) maximum measurements into bay window

A very elegant room which has superb corning detailing and fabulous views from its bay windows and double doors leading onto the terrace. The main feature of the room is the handmade cabinet housing the audio system with magnificent central pillared surrounds to a built-in plasma screen (may be available subject to separate negotiation). Beneath this, the base cupboard accommodates the central audio controls for the entertainment system throughout the house, linking to the majority of reception rooms and some bedrooms. The cabinet has beautiful mirrored backs and glazed shelving, as well as further store cupboard to the side and concealed spotlighting. The sitting room also has an internal entry telephone link to the main gates, built-in wall speakers and infra red alarm sensor.



DINING ROOM (rear facing)

18'3 x 14'4 (5.57m x 4.37m)

With windows overlooking the rear courtyard and adjacent woodland, elegant dark wall colouring and paint work, corning, brass picture lighting and infra red alarm sensor.

DRAWING ROOM (front & side facing)

32'0 x 22'10 (9.75m x 6.96m) measurements into the bay window
A stunning room which has a magnificent view over the surrounding valley and gardens and a bay window with glazed double doors leading onto the terrace. The room has a magnificent marble fireplace with pillared surrounds, marble hearth and a large elaborately detailed open grate with coal

burning effect gas fire, as well as fabulous cornicing and ceiling details. Further benefits include infra red alarm sensor, audio controls and attractive standard lamp wiring sockets.

SNOOKER ROOM (rear & side facing)

22'10 x 25'6 (6.98m x 7.78m)

A fantastic games and entertainment room which accommodates a full size antique 1915 snooker table, which has recently been refurbished. The room has lamp fittings, central wooden flooring with Hugh MacKay carpeting, a recess area, brass picture lighting, magnificent ceiling detailing with built-in speakers and audio controls and tremendous views over the gardens.

Returning to the main entrance hall, the accommodation to the ground floor continues to the east wing.

STUDY (rear facing)

18'4 x 10'7 (5.58m x 3.23m)

With windows overlooking the rear courtyard, solid wood flooring, cornice detailing, built-in storage cupboards, brass picture lighting, infra red alarm sensor, telephone, ISDN and fibre links.

KITCHEN & BREAKFASTING ROOM (front facing)

25'7 x 15'3 (7.79m x 4.64m) measurements into the bay window A magnificent kitchen which has been hand-built with a range of solid maple cabinets, contrasting well with a beautiful hand painted dresser finished in Farrow & Ball cord. The wood cabinets contrast with the granite worktop surfaces and incorporate a central island unit with stainless steel sink and mono bloc tap, as well as built in dishwasher and a pull-out refuse store. The wood cabinets have a built-in wine rack, wicker vegetable baskets and a Siemens microwave oven. There is also a wood fronted American refrigerator/freezer with ice and water dispenser. The focal point of the kitchen is the Britannia stainless steel fronted cooking range with electric five ring hob set into a tiled recess with concealed lighting. A further feature is the free-standing dresser and cabinet with glazed fronted doors, open display shelves, granite worktops and useful storage cabinets. The room has spotlighting to the ceiling, a fabulous Indian oyster slate floor, maple wall panelling up to dado rail height, an internal arched window which overlooks the leisure suite, a bay window with double doors onto the terrace and an entry telephone linking to the main gates.



The last door from the east wing connects onto the leisure wing, which has its own separate hall leading to a:

UTILITY/LAUNDRY ROOM (rear facing)

12'7 x 8'2 (3.85m x 2.49m)

With built-in fitted base and drawer storage cabinets and solid

wood worktops. Spacing is provided within the base units for a washing machine and tumble dryer. There is a Belfast sink, attractive cream tiling, spotlighting, cornicing, infra red alarm sensor, windows overlooking the gardens and adjacent woodland and entry door onto the plant and boiler room.

PLANT & BOILER ROOM

6'10 x 9'11 (2.08m x 3.02m)

Accommodating the Calorex gas fired central heating boiler for the swimming pool and house, with high capacity hot water system and fully pressurised throughout the whole of the building.

SWIMMING POOL (front & side facing)

22'10 x 49'0 (6.97m x 14.93m)

This is a stunning room which has an outstanding aspect and open view of the surrounding gardens. The pool itself measures 32'10 x 16'5 (10m x 5m) with the depth varying between 6'6 to 3'3 (1.98m to 0.96m) at the entrance area, which incorporates a semi circular stepped entrance. The mosaic finish of the pool is beautiful, with concealed lighting. The room has spotlighting, built-in speakers, and a condensing air circulation system. The main lighting system is Lutron controlled with dimmer and bright settings.

SHOWER ROOM

9'4 x 5'2 (2.84m x 1.57m)

Fitted with close coupled wc and separate wet room and shower area, with beautiful modern tiling, spotlighting to the ceiling and circular contemporary basin with chrome fittings.

A contemporary spiral staircase leads from the swimming pool to the:

GYMNASIUM (side facing)

22'10 x 20'3 (6.97m x 6.17m)

With spotlighting to the ceiling, built-in speakers and audio system, attractive wood flooring, oak double doors leading onto the first floor reception and landing and pleasant views over the gardens.

Returning to the main entrance hall, the stunning staircase leads to the three quarter landing with a mezzanine gallery overlooking the double height void beneath, which has a fabulous glazed picture window and aspect over the valley. The landing itself features a beautiful plastered dome, fabulous cornice detailing, wall lighting, base store cupboards accommodating the under-floor heating system and entry telephone linking to the main gates.

MASTER BEDROOM SUITE (front facing)

28'4 into the bay window x 15'6 (8.64m x 4.72m)

The bedroom has fabulous views over the valley and gardens, built-in speakers to the ceiling, spotlighting, alarm control panel, audio controls, infra red alarm sensor, telephone point, built-in wardrobes and storage cupboards and dressing table with fitted mirror and spotlighting.

EN-SUITE DRESSING ROOM

9'9 x 7'10 (2.97m x 2.38m)

Fully fitted with quality wardrobes giving good hanging rail and shelf storage space.

EN-SUITE BATHROOM/WC

12'8 x 12'8 (3.86m x 3.86m)

Magnificently appointed with a white six piece suite comprising double shower cubicle with tumbled marble surrounds, bidet unit, close coupled wc with concealed cistern, his and hers vanity wash hand basins and a feature Jacuzzi bath set into a marbled

surround with chrome fittings and side jets. To the side of the bath there are two built-in dresser and storage cabinets with open glaze shelving and spotlighting, fabulous marble flooring, spotlighting and speakers to the ceiling and heated towel rail.

BEDROOM TWO (front facing)

28'4 x 15'5 (8.63m x 4.71m) maximum measurements into bay window

A guest double bedroom with access from the landing through oak double doors. It has fabulous bay window and views over the countryside. The room has yet to be decorated and requires a fitted carpet, giving purchasers the opportunity to choose their own fittings.

EN-SUITE BATHROOM

9'10 x 12'2 (2.9m x 3.7m)

This is also yet to be fitted and is of a similar size to the master bedroom.

DRESSING ROOM

9'10 x 10'2 (2.9m x 3.09m)

BEDROOM THREE (side facing)

22'10 x 17'3 (6.96m x 5.26m) maximum measurements inclusive of en-suite

With cornice detailing, spotlighting to ceiling and pleasant aspect and view over the gardens.

EN-SUITE SHOWER ROOM/WC

Very well appointed with a three piece suite comprising close coupled wc, pedestal wash hand basin and a beautiful shower cubicle with separate sitting area and high quality shower unit with alternating spray head and sliding glazed screen doors. There is marble tiling to the walls and floor and opaque glazing to the window.

BEDROOM FOUR (rear facing)

16'10 x 14'6 (5.15m x 4.43m)

Benefiting from cornice detailing and with a pleasant aspect and view over the rear gardens and towards adjacent woodland.

EN-SUITE SHOWER ROOM/WC

6'8 x 11'8 (2.03m x 3.55m)

With four piece suite comprising double shower cubicle with attractive tiled surrounds and glazed screen access door, pedestal wash hand basin, bidet unit and close coupled wc with painted panelled surrounds. There is wood flooring, mirrored medicine cabinet, heated towel rail, corning and spotlighting.

BEDROOM FIVE (rear facing)

16'10 x 14'7 (5.14m x 4.46m)

A pleasant bedroom with windows overlooking rear courtyard and woodland, and benefiting from cornice detailing.

EN-SUITE BATHROOM/WC

6'8 x 11'9 (2.03m x 3.58m)

With white three piece suite comprising close coupled wc, pedestal wash hand basin and panelled bath. There is attractive half wall height tiling with border detailing and corning.

EXTERNALLY

High Gables occupies a beautifully landscaped site of 1.249 acres which includes formal landscaped gardens to the main entrance and woodland to the rear of the house.

The gardens are accessed from the front southern elevation through electrically operated double gates, with an intercom system linking to the main house. The tarmacadam drive leads

through the mature trees and lawned gardens to the side and rear courtyard, where parking is provided for a number of cars.

GARAGE

26'11 x 29'7 (8.2m x 9m)

Detached from the house and well designed and finished in stone with a slate roof and clock tower. The garage has three electrically operated up and over doors, cold water supply, electric fuse box, eaves storage space, power and lighting.

The gardens that surround the property are tiered, with lawned areas and stone flagged patio terraces. The principal recreation gardens are situated to the east of the house and have lovely lawns with stone flagged patio, timber summerhouse and a magnificent water feature with circulating water cascading through separate pools and running through a rockery bed.



The herbaceous and shrub borders delightfully contrast with the lawned gardens and stone terraces. To the immediate foreground of the house there is a magnificent stone balustrade and patio, providing an ideal sitting area for the summer months. The lawned gardens are stepped up the hillside and provide fabulous entertainment and reception space to the house.

To the rear of the property there is an area of mature woodland with rough grazing and attractive walks. The woodland is also known for its natural wildlife and local deer.

SERVICES

The property has mains gas, electric and water services.

DIRECTIONS:

Take the A1 south then A692 signposted Consett. At Delves Lane roundabout take second exit signposted Castleside. At next roundabout take second exit signposted Corbridge A68. At round about take first exit onto A693 signposted Castleside. At crossroads turn left onto the A68 signposted Darlington. At crossroads turn right onto the B6296 signposted Wolsingham. Turn right then continue on to Hollywood.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

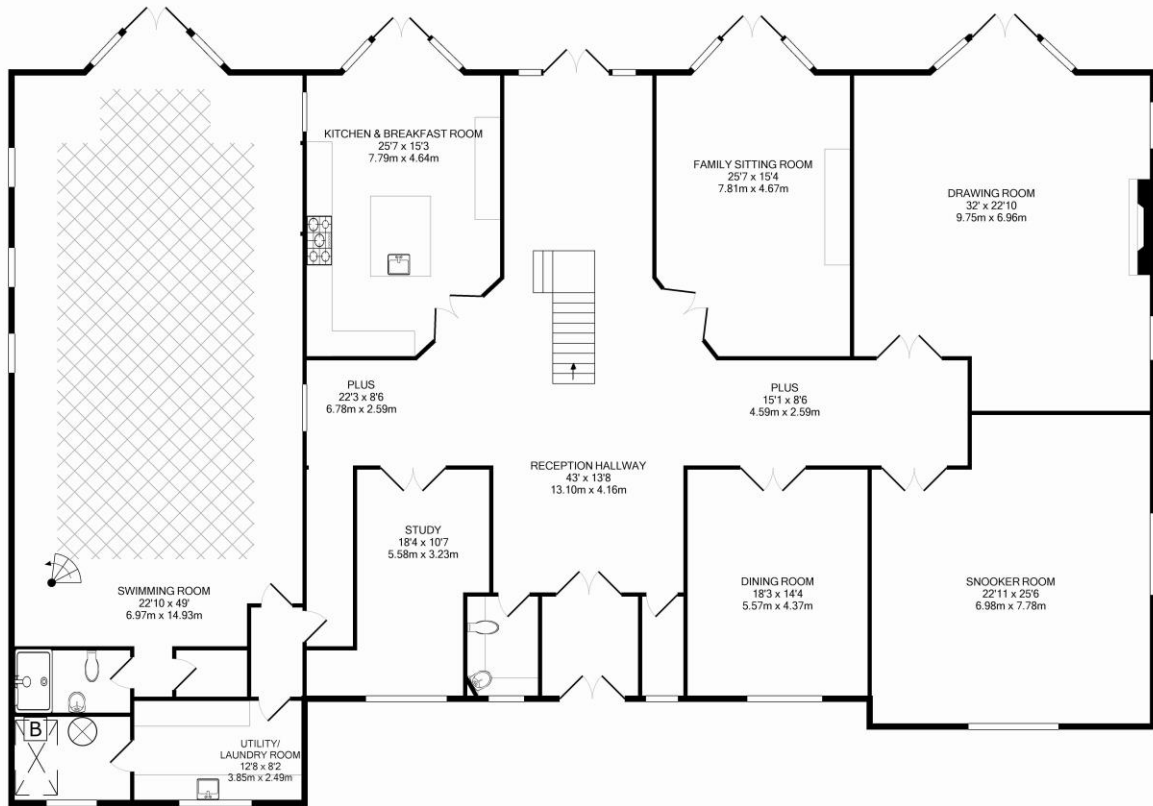
ENERGY PERFORMANCE RATING:

Grade: C

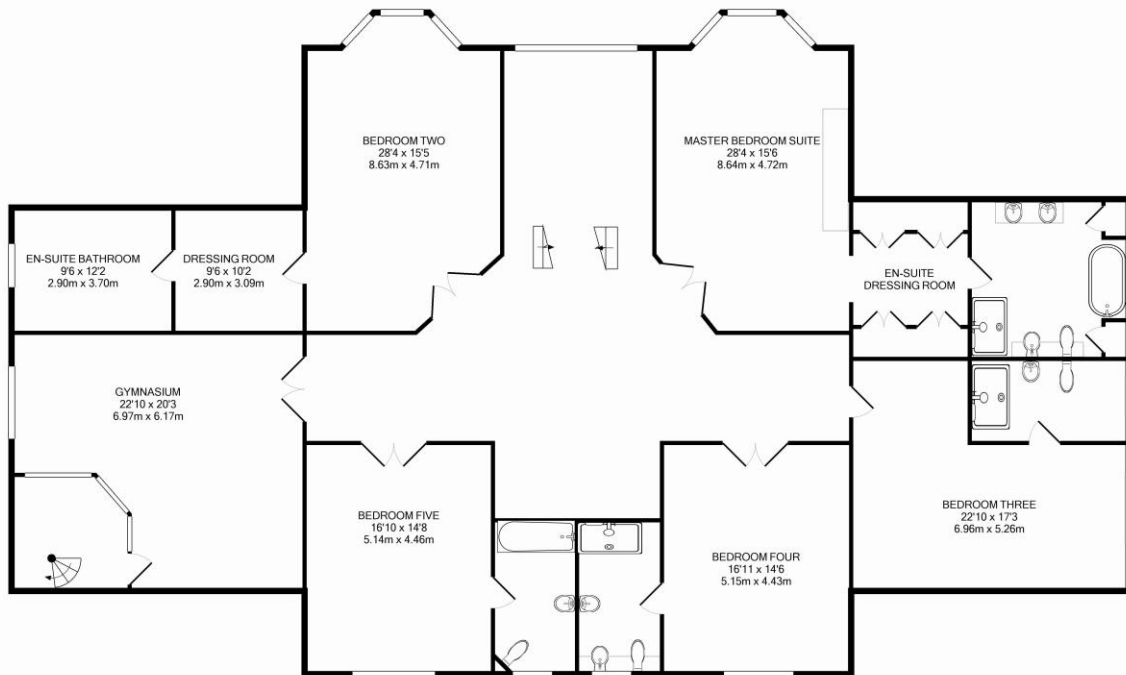


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GROUND FLOOR



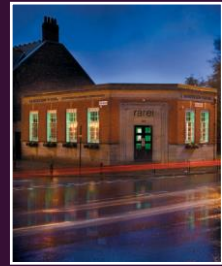
1ST FLOOR

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Price on Application

