



**FINE & COUNTRY**  
Homes from Robinsons

**TUDHOE HOUSE**  
**TUDHOE VILLAGE | DL16 6LG**



# TUDHOE HOUSE

## TUDHOE VILLAGE | DL16 6LG

A once in a lifetime opportunity to acquire what is possibly the area's most magnificent Grade II Listed Georgian Manor House. Tudhoe House sits majestically on a mature site, with gardens in excess of one acre, at the heart of Tudhoe village green, designated as Conservation Area. The property is a truly stunning home of wonderful proportions, offering family accommodation of the very highest quality. Built in Circa 1825, the property retains many original features, and has been extremely well renovated and refurbished to the highest specification. As a character family home the property offers everything a discerning buyer could possibly wish for. Tudhoe House has cellars, large ground floor reception rooms with open period fireplaces, and a substantial handmade maple contemporary kitchen with open plan formal dining space overlooking the village green. The drawing room is of particular note with its beautiful, full height bay window overlooking the garden, one of many attractive Georgian features internally. There are five double bedrooms on the first floor, a family bathroom and shower room. The second floor boasts an extensive games room as well as another very large bedroom with en suite, which could make an alternative master suite or a private floor for a teenager or staff. The sale of Tudhoe House is a very rare opportunity to acquire a beautifully presented, large scale and spacious property of historic and architectural significance close to Durham City yet very much in a rural setting.



















#### LOCATION:-

The sale of Tudhoe House is a very rare opportunity to acquire a beautifully presented, large scale and spacious property of historic and architectural significance close to Durham City yet very much in a rural setting.

#### AMENITIES:-

To the front there are walled forecourt gardens with paved areas, flower and shrub beds. Grand access to front door and impressive decorative wrought iron double gates to the courtyard. To the side there is a walled floral courtyard which is accessed via hand forged wrought iron gates, the courtyard is flagged with Yorkshire stone. There is an enclosed bin store and coal bunker off with cold water supply, in turn giving access to the rear gardens and garage. The property is set with mature grounds with gardens in excess of one acre, including trees, herbaceous beds and rose gardens, a small orchard, formal vegetable garden including soft fruit cage, cold water tap. Upper formal rear garden has flood lighting and the rear of the property is also floodlit.



#### AGENTS NOTES:-

- \* Gas fired central heating via radiators
- \* All main services
- \* Bang & Olufsen links
- \* Freehold
- \* EER Exempt Grade II listed
- \* Council tax band: E Durham County Council

**Tudhoe House**  
Approximate Gross Internal Area  
5168 sq ft - 479 sq m



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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. 2022





**Tel: 0191 384 2277**

Fine & Country Durham City Regional Office

19a Old Elvet, Durham City DH1 3HL

[info@durhamfineandcountry.co.uk](mailto:info@durhamfineandcountry.co.uk)

**Tel: 0174 064 5444**

Wynyard Fine & Country

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

[fineandcountry.com](http://fineandcountry.com)