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Manor House, Wingate TS28 5LY

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# Manor House, Wingate TS28 5LY

LIVE THE DREAM ... Nestled within its extensive grounds, this detached residence offers an exceptional living experience, combining modern luxury with the tranquillity of country life. The exquisite residence spans an impressive 4,295 square feet and is set within approximately 2.5 acres of undulating gated grounds, providing both privacy and space for outdoor equestrian enjoyment. The property boasts six generously sized bedrooms, perfect for families or those who enjoy hosting guests. With six reception rooms, including stunning open-plan areas featuring bi-fold doors that seamlessly connect the indoor and outdoor spaces, this home is designed for both relaxation and entertaining. The exquisite finish throughout the property is complemented by lavish fixtures, ensuring a sophisticated atmosphere in every room. In addition to its spacious interiors, the property offers ample parking for over 10 vehicles not including the triple garage, making it ideal for those who appreciate convenience and accessibility. There is an annex in the grounds which also provides further versatility. Located just over 10 miles from Durham city, this exclusive residence allows for easy access to urban amenities while retaining the charm of country living. This remarkable home is a rare find, perfect for those seeking a luxurious lifestyle in a serene setting.





#### Entrance Lobby

The spectacular entrance lobby emphasises the grandeur reflected throughout the residence, featuring high-gloss large format marble effect porcelain tiles throughout complimenting a central chandelier exuding luxury and modern sophistication. The staircase, finished with plush grey carpeting and accented by a glazed balustrade with an Oak handrail provides a stylish focal point. Under-stair storage is discreetly tucked away offering practical functionality. Double doors lead seamlessly into a formal dining area maintaining the open airy feel to the home, perfectly blending modern style with everyday practicality.

#### Lounge

28'11" x 12'5"

A beautifully appointed dual-aspect lounge offering an abundance of natural light and contemporary charm. The room is centred around a striking illuminated exposed brick fireplace creating a cosy yet stylish focal point enhanced with recessed windows complimented with french doors opening onto the external private patio and an enchanting bay window providing views across the undulating grounds.

#### Dining Room

12'4" x 11'0"

This stunning dining area offers a refined blend of luxury and functionality, featuring high gloss marble effect porcelain flooring that adds a striking sense of space and light. The open plan layout flows seamlessly into the spectacular kitchen and sun room respectfully, creating an ideal setting for entertaining and family gatherings. Glazed panelled doors provide access to adjoining living spaces while a statement chandelier adds a touch of glamour to the contemporary design.

#### Sun Lounge

17'8" x 8'0"

Neatly nestled from an open aspect with the dining room and providing a continuation of the marble effect porcelain flooring, this sumptuous further reception room conveniently grants access onto the external rear patio through bi-folding doors, emphasising the niche finish to this individual residence.

#### Reception Kitchen

28'2" x 11'6"

A beautifully appointed kitchen / dining reception space where modern luxury meets everyday functionality. The kitchen features a sleek, high gloss design with high end integrated cabinetry, premium built-in appliances and a central quartz island that serves as both a stylish focal point and practical workspace. Under-cabinet lighting, recessed ceiling lights and a striking chandelier enhance the ambience while elegant marble effect tiled flooring adds a touch of sophistication. Well appointed windows with plantation style shutters flood the space with natural light, perfectly complimenting the neutral colour palette and enhancing the sense of openness concurrent throughout the residence. Every detail within this kitchen dining space has been carefully considered to deliver both aesthetic appeal and practical excellence making it an ideal setting for culinary creativity and refined hosting.



#### Utility Room

16'4" x 6'3"

Interconnected with the reception kitchen, this versatile space provides an access point for the garage and front aspect of the home. The Utility room incorporates an array of contemporary fitted cabinets finished with stylish quartz work surfaces, a recessed sink and plumbing for an automatic washing machine complimented with a continuation of the attractive porcelain floor tiles from the main living space.

#### Guest W/C

This sleek and modern ground floor WC exudes understated elegance with its crisp white tiling, stylish vanity unit, and contemporary fittings. The minimalist design is complemented by a wide wall mirror and subtle accents, creating a clean and inviting space ideal for guests.

#### Family Room

21'1" x 12'2"

This beautifully presented family lounge offers a bright and welcoming space, ideal for both everyday living and entertaining. Bathed in natural light from the expansive full-height bi-folding doors, the room seamlessly connects the indoors to the rear patio and garden, creating a wonderful indoor-outdoor living experience. Immaculately finished in soft neutral tones with plush carpeting underfoot, the space is enhanced by contemporary recessed lighting and high-quality finishes throughout. A stylish staircase with glass balustrade and oak handrail adds a striking architectural feature, while the generous layout provides ample room for family seating and relaxation. Whether enjoying cosy evenings in or hosting guests, this sophisticated yet comfortable living space is perfectly designed for modern family life.

#### First Floor Landing

The upper landing is a beautifully lit and airy space, boasting plush grey carpeting and crisp white walls that reflect the natural light streaming through the Velux window above. With its elegant balustrade and modern chandelier, this transitional area sets the tone for the refined upper level.

#### Master Bedroom

14'9" x 12'7"

The master bedroom is a true retreat, featuring bay windows accommodating spectacular views over your private grounds, illuminating the soft carpets and elegant furnishings. This serene space combines comfort with undeniable luxury.

#### En-suite Bathroom

10'8" x 7'5"

This exquisite en-suite bathroom accessed through the enchanting dressing area, offers a luxurious private retreat, seamlessly combining style and practicality. Finished with premium marble-effect porcelain tiles throughout, the space is designed with a modern, hotel-inspired feel. The suite features a generous walk-in glass shower with sleek chrome fittings, alongside a full-size bathtub with a recessed television deal for relaxing soaks. A contemporary vanity unit with integrated basin and soft-close drawers adds both elegance and everyday convenience, complemented by stylish chrome accents. Frosted windows provide excellent natural light while maintaining complete privacy, and the overall design exudes calm, cleanliness, and comfort. A perfect en-suite sanctuary, finished to an exceptional standard.



#### Second Bedroom 17'7" x 13'10"

This generously proportioned second bedroom offers both luxury and versatility, beautifully styled to create a calm and comfortable retreat. Finished with soft neutral tones and plush carpeting, the space exudes elegance and comfort, while the expansive window bay allows natural light to flood in and frames picturesque views of the greenery beyond. The extended layout offers a dedicated dressing or reading area, complete with fitted wardrobes — ideal for relaxing in peace and privacy. Recessed spotlights, high-quality finishes, and thoughtful design touches throughout make this bedroom a standout feature within the home, perfect for guests or family members seeking their own sanctuary.

#### Third Bedroom 12'10" x 11'6"

This beautifully styled third bedroom offers a perfect blend of comfort and sophistication. Finished in soft, neutral tones with plush carpeting, the room boasts a luxurious atmosphere ideal for relaxation. A standout feature is the striking bay window, complete with modern fitted blinds, which floods the space with natural light and offers charming views of the surrounding greenery. The space easily accommodates a double bed and accompanying furniture, while the tasteful décor and ambient recessed lighting enhance the room's elegant feel. Whether used as a guest suite or a stylish additional bedroom, this space is immaculately presented and ready to enjoy.

#### Fourth Bedroom 12'8" x 9'3"

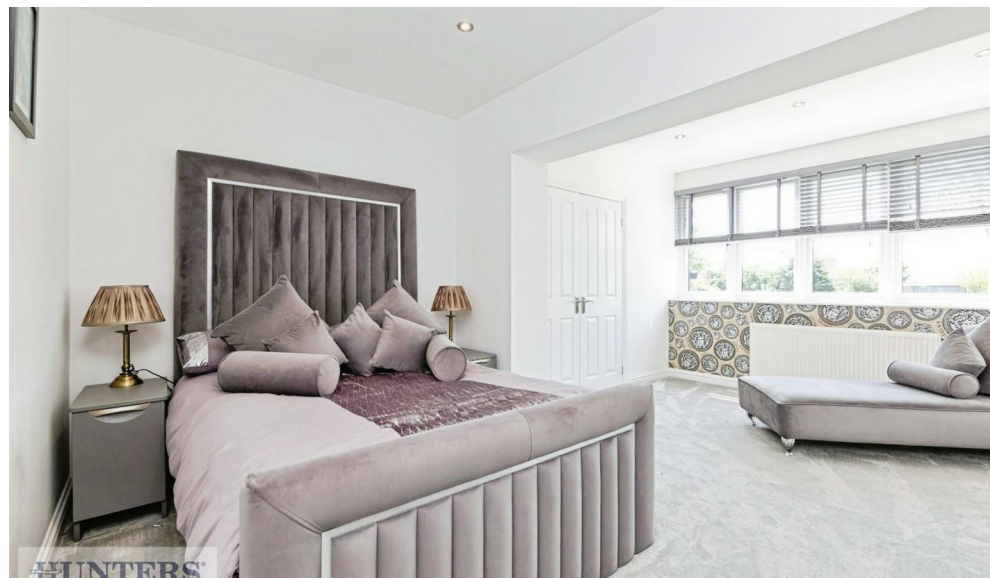
This versatile reception room offers a bright and elegant space, ideal for use as a home office, snug, or even an additional bedroom. Finished in a crisp, neutral décor with plush carpeting and inset ceiling spotlights, the room is ready to be styled to suit a variety of needs. French doors open out to a charming private balcony, showcasing picturesque views across open green space and mature woodland beyond — a perfect spot for morning coffee or peaceful evening sunsets. The room benefits from excellent natural light and a tranquil atmosphere, making it one of the most adaptable and appealing spaces within the home.

#### Family Bathroom 12'7" x 7'6"

This stunning bathroom has been meticulously designed to offer a spa-like experience with impeccable style. Finished with large-format marble-effect porcelain tiles and elegant mosaic detailing, the space exudes sophistication throughout. A striking freestanding oval bathtub is set upon a raised tiled platform, framed with contemporary mosaic trim and feature alcove shelving — perfect for candles or decor to enhance relaxation. The oversized walk-in rainfall shower is enclosed with sleek frameless glass, while recessed shelves provide practical yet stylish storage. The wall-mounted vanity unit, modern back-to-wall toilet, and premium chrome fittings complete the space with a streamlined, minimalist aesthetic. Dual-aspect frosted windows allow plenty of natural light while maintaining privacy. This bathroom effortlessly blends functionality with indulgent luxury — the perfect sanctuary within a high-end home.

#### Study / Further Bedroom 15'5" x 12'11"

This beautifully presented room leading from the secondary landing offers a versatile space, perfect to use as a home office, studio or generous



bedroom. The room is flooded with natural light thanks to multiple skylight windows, complimented by sleek recessed lighting and modern ceiling fixtures. Freshly decorated in crisp white tones, the space boasts plush grey carpeting and sloped ceilings adding architectural character while maintaining a spacious and open feel.

#### Secondary Landing

This beautifully designed secondary landing provides a bright and open transitional space, ideal for additional storage, a quiet reading nook, or a study area. Featuring clean white walls, plush grey carpeting, and a striking Velux roof window, the area is bathed in natural light, enhancing the sense of space and tranquillity. The contemporary spindle balustrade and angled ceiling lines add architectural character, while recessed lighting and immaculate presentation complete the refined feel. This versatile upper landing serves as a peaceful link between rooms, offering potential for creative use beyond simple circulation.

#### Function Room 30'2" x 12'11"

This exceptional function room has been transformed into a chic and versatile living space, ideal for entertaining or relaxing in total comfort. Designed with a contemporary flair, the room features plush carpeting, eye-catching modern lighting, and an impressive bespoke feature wall housing a large flat-screen television and sleek electric fire. Velux windows and stylish angular dormers flood the room with natural light, creating a bright and airy atmosphere throughout. To one end, a sophisticated bar area with fitted shelving, wine storage, and seating offers a perfect setting for entertaining guests or unwinding with a drink in hand. This space is the ultimate retreat within the home — ideal as a home cinema, games room, or a private sanctuary to entertain in style.

#### Second Floor Landing

This welcoming second floor landing is flooded with natural light through dormer windows which provide exquisite elevated views over the undulating grounds and a newel posted spindle balustrade offers a classic contemporary touch.

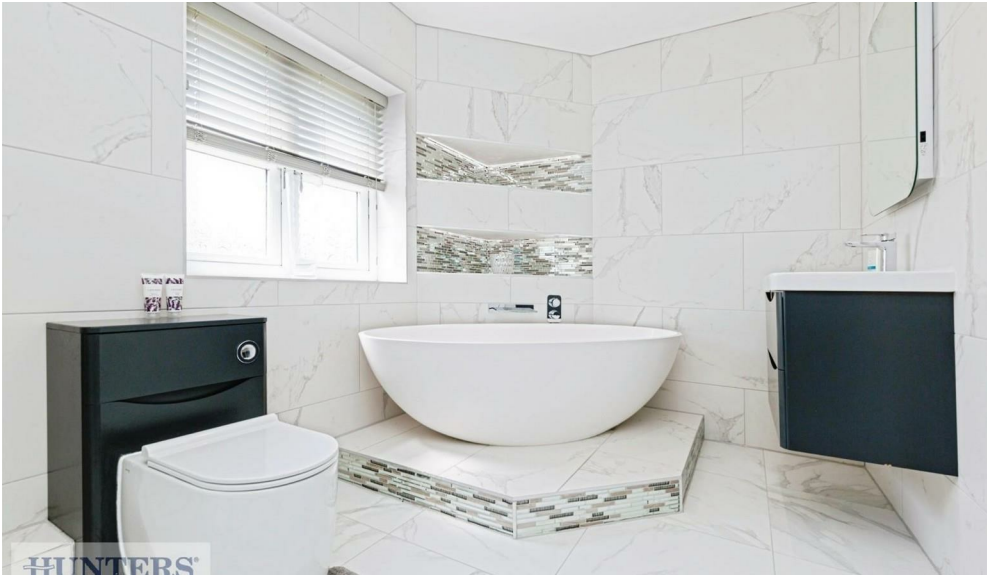
#### Fifth Bedroom 18'4" x 13'8"

Positioned on the upper floor, this well-proportioned fifth bedroom offers a bright and tranquil setting, ideal for use as a comfortable guest room, teenager's retreat, or home office. Clean lines, soft neutral décor, and plush carpeting give the space a calm, modern aesthetic. The room benefits from integrated wardrobe storage, maximising floor space and functionality. Subtle architectural angles and a large ceiling light enhance the room's character, while natural light flows in from the dormer-style window. A highly versatile space, presented to an excellent standard and ready to be tailored to your personal needs.

#### Sixth Bedroom 18'3" x 10'2"

Currently configured as a luxurious walk-in wardrobe, this sixth bedroom offers fantastic flexibility for a variety of uses. With a generous footprint and sloped ceiling lines adding character, the room could easily serve as a guest bedroom, nursery, home office, or hobby space. A dormer-style window allows natural light to flow in, creating a bright and welcoming atmosphere, while the soft neutral décor and plush carpeting ensure comfort throughout. Recessed lighting and convenient layout options provide the foundation for multiple configurations to suit your lifestyle. Whether retained as an exceptional dressing room or reimagined as a sixth bedroom, this space is a valuable and adaptable asset to this already impressive home.





#### **Shower Room W/c** 9'3" x 6'3"

This beautifully finished shower room combines style and functionality in a sleek, modern setting. Conveniently tiled with a soft, neutral palette, the room features a striking textured feature wall within the walk-in shower enclosure, complete with a rainfall shower head and separate handheld attachment for added convenience. A modern close-coupled W/C and gloss vanity unit provide essential fittings with a clean, minimalist look, while the sloped ceiling and Velux skylight allow natural light to stream in, creating a bright and airy atmosphere. Perfectly suited as a guest or secondary bathroom, this well-appointed space is both practical and visually impressive — a fantastic addition to the home.

#### **Outdoor Space**

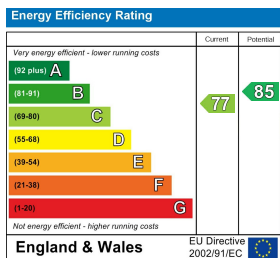
Set within a generous and beautifully maintained plot, the outdoor space of this exceptional residence offers privacy, grandeur, and a seamless connection with nature. The sweeping lawned gardens are framed by mature trees and post-and-rail fencing, providing a secure and picturesque setting ideal for families, entertaining, peaceful enjoyment or even equestrian use given the acreage and commercial consent. The approach is marked by a commanding driveway and feature sculpture, leading to ample parking and access to the double garage. To the rear, a spacious patio and entertainment terrace extend from the main residence, ideal for alfresco dining and summer gatherings. A purpose-built, covered hot tub area adds a luxurious touch for year-round relaxation. This exceptional garden plot offers scope for further landscaping, leisure amenities, or simply the perfect outdoor retreat, all set against the backdrop of scenic rural views.

#### **Garage** 35'8" x 18'4"

This impressive treble garage offers far more than just secure parking. Currently utilised as a fully equipped home gym, the space has been expertly adapted to support a high-performance fitness routine while maintaining the flexibility for future use as a traditional garage or workshop. Benefiting from two electric roller shutter doors, the area is clearly finished with durable flooring, bright LED lighting, and painted block walls. The space comfortably accommodates strength and cardio equipment, free weights, and wall-mounted mirrors — perfect for personal training or at-home workouts. With excellent ceiling height and clear zones for storage or vehicle access, this versatile space is ideal for fitness enthusiasts, hobbyists, or those seeking premium garage facilities within a luxury home.

#### **Annex**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Peterlee -  
0191 586 3836 <https://www.hunters.com>

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An aerial photograph of a large residential property. In the foreground, a large, modern house with a grey roof and multiple gables is visible. To the left of the house is a large, light-colored paved area, possibly a driveway or pool deck, with a blue car parked on it. To the right of the house is a dark asphalt driveway. The property is surrounded by a large, green lawn. In the background, there are several large, mature trees and a small, light-colored structure, possibly a shed or garage, partially covered by a blue tarp. The overall scene is bright and sunny, with long shadows cast by the trees and the house.

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