



Coatham Hall
County Durham DL3 OXL



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A fine imposing Grade II Listed country house property of exceptional character, sympathetically restored to the highest standards within private formal walled gardens of approximately 1.75 acres and a conservation area.

Approached by a pillared driveway from the lane beautifully laid out formal lawned and wooded gardens stretch to the front and rear of the Hall with extensive hardstanding parking areas, rear courtyard with double garage, garden store and stable and mature woodland.



The Property

Coatham Hall offers generous accommodation, full of character and enjoying good natural light, with well-proportioned rooms including two main formal reception rooms, superb fitted breakfast kitchen, utility kitchen, WC and three main office/studio rooms to the ground floor and traditional cellar.

To the first floor with two staircases and central landing, there are four main double bedrooms, family bathroom and en-suite bathroom, three further studio/office rooms and WC's.



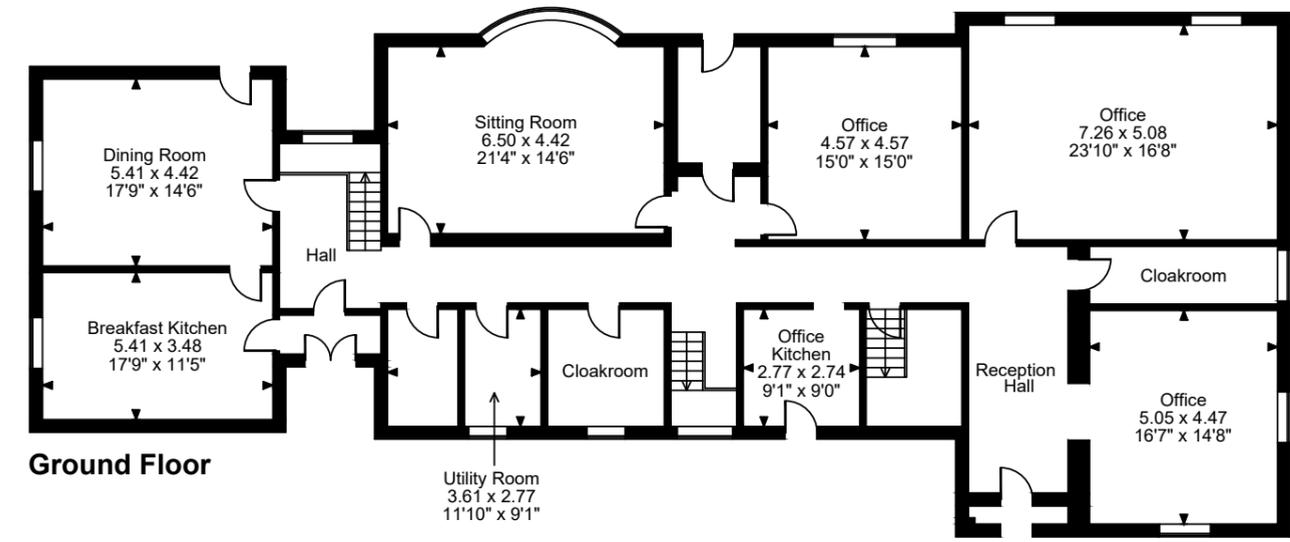
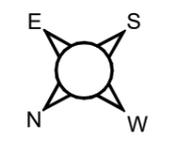
Thoughtfully restored, the property is finished to a high standard throughout, retaining a wealth of original features, stone flagged and stripped wood floors, shuttered and full height garden windows, ornate cornices and cast-iron fireplaces.

Coatham Hall is well located within easy reach of Darlington, regional market towns, main road communications and the A1 (M) motorway to the major commercial centres of the north east region, main line rail service to London and also Newcastle, Teesside and Leeds Bradford airports.

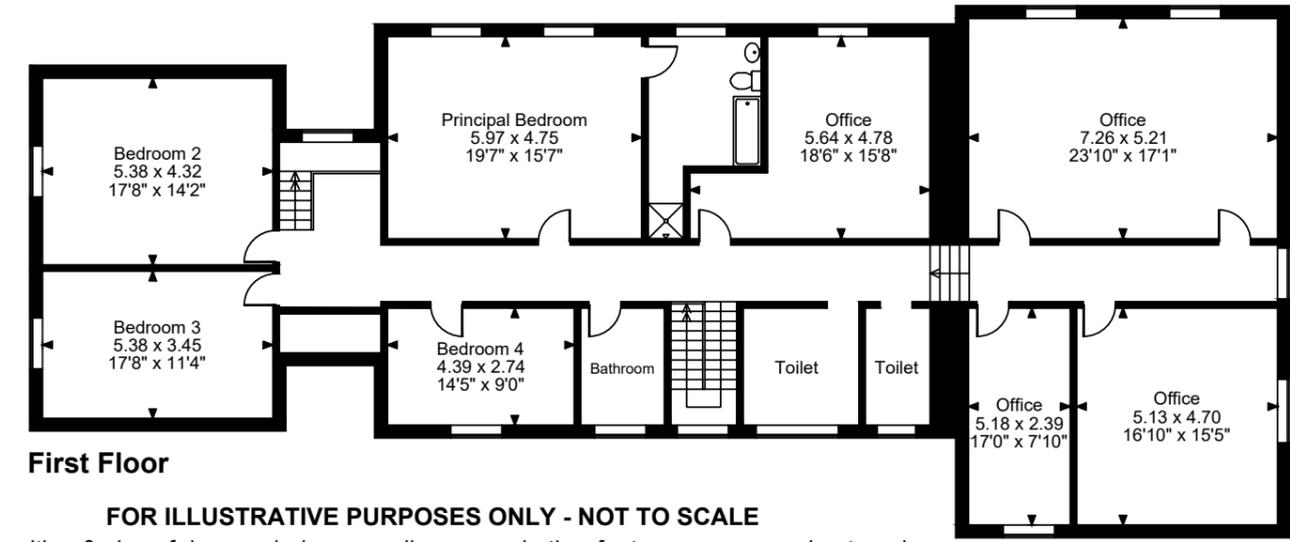
Extending to 9,300 square feet overall, Coatham Hall offers extensive living accommodation of style and character, ideal as a principal eight-bedroom, five reception room private residence or partly prestigious corporate office use.



Coatham Hall, Near Darlington
Approximate Gross Internal Area
5755 Sq Ft/535 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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