



NEWHOUSE | IRESHOPEBURN | DL13 1QA

REDUCED BY £20,000

OFFERS OVER £420,000

We are privileged to bring this magnificent and unique portfolio of property to the market. These properties form an important part of British History and are of great historical significance to England but especially to Weardale and have been listed as Grade II* by the English Heritage. Situated in a small picturesque Hamlet named Newhouse in Ireshopeburn, chiseled into the hillside commanding outstanding views across the Pennines and surrounding villages and the unspoiled natural beauty of Weardale.

- POTENTIAL FOR HOTEL OR BED AND BREAKFAST
- 17TH CENTURY GRADE II* LISTED 5 BEDROOM COUNTRY HOUSE
- 18TH CENTURY GRADE II* LISTED 2 BEDROOM COTTAGE
- SINGLE STOREY BUILDING – NOT LISTED
- BREATHTAKEWS OVER PENNINES



The property comes in three parts; the main house is semi detached and retains many original period features and comprises of a rear hallway leading in from the stone walled passageway at the rear, a spacious dining room and a large bright lounge both having marble fireplaces thought to be made from local Frosterley marble, a kitchen with the original brick built domed bread oven and the original larder pantry store room on the ground floor. Decorative double turn staircases rising to the first and second floors where there are three bedrooms and a family bathroom to the first floor and two further bedrooms to the second floor one benefiting from a large storage cupboard. The house can be a separate unit or can be accessed at three points from the adjoining cottage on the ground and first floors. The cottage briefly comprises of a rear hallway which leads in from the stone passageway at the rear and leads into a utility room which also has a W/C and to a large kitchen diner with an oil fueled AGA and a large period larder cupboard, following through into the lounge on the ground floor. Stairs lead to the first floor into a large bedroom with a feature fireplace and a vaulted dome ceiling, tall sash window with stunning views as far as the eye can see across the Pennines, there is also a second bedroom to the front elevation also commanding fabulous views. There is a large bathroom, with separate shower cubicle as well as a door into a separate W/C.

To the front and side are mature communal gardens with a stone-built tool shed adjoining the cottage whilst to the back is an impressive stone wall with arched alcoves looking beautiful exhibiting flowering planters as well as having a coal house. The main house was thought to have been constructed for Sir William Blackett of Newcastle, the first Baronet who was a merchant adventurer and moved into the Lead and Coal mining industry in around 1660, he died in 1680 and his estate passed to his third son, also Sir William Blackett II, who in turn bequeathed the estate to his son Sir William Blackett III. Sadly, he did not leave a male heir and as such the estate was inherited in 1728 by Sir Walter Calverley - (nephew to William Blackett III) who, as a condition of the inheritance had to change his name to Blackett and marry the illegitimate daughter of his late Uncle, Elizabeth Ord. The Newhouse was the headquarters and residence of the mine agents and this was where the miners would come to receive their pay annually. In 1845 Thomas Sopwith was appointed Chief Agent of all three of

the lead mining districts and moved into Newhouse. He made many changes and extended the offices which we now know as the cottage. He then went on to build the Band Room in 1847 which is a single Storey building at the end of a row of stone cottages to the rear of Newhouse for the miners and activities such as brass band practice and reading and evening classes where all held here. The building has since had double doors put in and has been used for storing agricultural machines but more recently used for storage and a garage. There is ample parking for up to eight cars

Main House

The main five bedroom house is on two and a half floors and retains many original and historic features and briefly comprises of an entrance hallway with original servant bells, leading in from the historic stone walled courtyard, two spacious reception rooms, both benefiting from original local marble fireplaces, a modern country style kitchen with an electric oven and gas hob and the original historic brick built dome bread oven, milk parlour and pantry store room on the ground floor. double turn staircase rising to the first floor landing where there are three large bedrooms and a spacious family bathroom, a further turn staircase rises to the second floor which is in the roof space to a further two large bedrooms. The cottage has internal access from the main house on both the ground and first floor making the accommodation flexible for use as one unit or the doors can be locked to separate the two dwellings.

KITCHEN

12' 2" x 9' 7" (3.71m x 2.92m) Modern country style kitchen with eye level and base units finished in cream satin wood, integrated dishwasher and space for washing machine, a built in electric oven and large 5 burner gas hob built into an inglenook fireplace where the gas boiler is housed (bottled gas). Also benefiting from original beams to the ceilings with original meat hooks attached and an overhead storage cupboard above the door into the cottage, a beautiful original brick built domed bread oven and magnificent stone floors. Walls are neutrally decorated with a contrasting painted stone fireplace and beam and multi coloured wall tiles. There is ample space for a kitchen table and chairs.

LARDER PANTRY

8' 0" x 8' 0" (2.44m x 2.44m) Original Larder pantry once used as a milk parlour and pantry, having many shelves and ventilated wooden pane and door to one room which would

have been where fresh produce was kept with solid stone walls and floors to keep everything cold and fresh. To the other room is a tall larder cupboard also with small holes to allow air to circulate to keep things fresh, now used for storage of crockery and has a separate corridor which would once have led through to 1 Newhouse when all the building was as one.

DINING ROOM 16' 9" x 15' 7" (5.11m x 4.75m) An exceptionally spacious room which you can imagine as the grand dining hall with an imposing fireplace thought to be made of local Frosterly marble in a tiled hearth and back plate, decorative cornice coving to the high ceilings and high skirting boards to the floor with original hardwood sash windows with period shutters and wood paneling beneath, Hardwood external door leading out into the fabulous gardens and internal doors leading into the hall of the cottage, lounge and rear reception hall.

LOUNGE

16' 9" x 14' 6" (5.11m x 4.42m) A grand room with high

ceilings and beautiful decorative cornice coving to the ceilings as well as an impressive glass chandelier, high skirting boards and solid wood flooring with a beautiful open fire housed in a marble fireplace, thought to be Frosterley with a tiled hearth and brass fender. Large high sash windows to the front of the property with period shutters and wood paneling beneath. Bottled gas central heating radiators to either side of the door. To the back of the room is a further internal door which is sealed and locked shut but was once an entrance into the property that is now known as number 1. The whole building was once one big property.

DOUBLE TURN STAIRCASE TO FIRST AND SECOND FLOORS

From the rear entrance hall is a double turn carved wooden staircase rising to a small landing with a low window to the rear elevation and turning to a further landing at the top of the first flight of stairs with steps down to the right into an exceptionally spacious bathroom and steps to the left to bedroom 5 and a





second decorative staircase rising to the second floor with the first flight to a small landing where there is a window overlooking the rear turning to the landing on the third floor which is in the loft and has a low pitched ceiling original exposed beams and enters into two large bedrooms

BEDROOM

11' 7" x 11' 5" (3.53m x 3.48m) A beautiful cozy room with bags of character with angular walls and ceilings an exposed beam and unusual double doors, but where do they lead? a quaint little feature that makes you want to know more about this house and its centuries of memories there is a low window to the rear elevation.

BATHROOM

12' 9" x 11' 9" (3.89m x 3.58m) Down a short flight of stairs into an extremely spacious room having a cream suite comprising of paneled bath with grab rails, pedestal wash hand basin and low level W/C. the ceilings are low and angled with many interesting shapes, the walls become the roof and the window to the rear elevation is set in a triangular surround boasting a large exposed beam and a cast iron open fire set within a stone fireplace, also benefiting from ample cupboard space and another little mystery door. Neutrally decorated with contrasting warm plain carpet

BEDROOM

18' 4" x 17' 3" (5.59m x 5.26m) Exceptionally large room with two sash windows overlooking the front gardens with wood paneling beneath and period shutters. and views across the Pennines and far beyond. Having a cast iron feature fireplace and an interlinking door to bedroom 4 as well as an interlinking door to the cottage bedroom. Neutrally decorated in pastel shades with Wilton style carpeting,

BEDROOM

14' 7" x 14' 4" (4.44m x 4.37m) Beautiful room overlooking the front gardens and the same amazing views with two large sash windows with the wood paneling beneath and the same period shutters, to the entrance of the room from the landing are some natural sky lights between the landing and the bedroom entrance hall where there are some original coat racks and further sky lights, all these features are so intriguing and make me want to know more about this beautiful property. The walls are decorated in a deep raspberry and the carpets are the same Wilton style.

BEDROOM

16' 10" x 15' 8" (5.13m x 4.78m) Through the door you enter into bedroom 2 which has partially exposed beams that have

been painted, wood paneling to the ceiling and a small low level window with a stone window sill, commanding views for miles across surrounding villages and open countryside, there is a large walk in cupboard which provides ample storage space or could be used as a dressing room

BEDROOM

16' 10" x 15' 8" (5.13m x 4.78m) Another large bedroom also with stone framed window and partially exposed beams, wooden paneling to the ceilings and curved walls where they are into the room space, decorated in pastel shades contrasting with natural oak beams

COTTAGE

A quaint addition to the main house briefly comprising of a solid hard wood door from the stone walled passageway to the rear of the property into the rear lobby with doors leading into the downstairs utility room which houses the oil central heating boiler as well as having a W/C, interlinking door into the main house kitchen and a further door into the cottage kitchen/diner which boasts an AGA stove and an original solid wood larder cupboard. Original solid stone wall with door leading into the Lounge, a further door into the front hallway with solid hardwood door to front garden and interlinking door into main house. There is a wide staircase rising to first floor into a large bedroom with original cast iron fireplace, a second bedroom down a few stairs to the right also having a fireplace, finally there is an exceptionally spacious bathroom up a few stairs to the rear aspect with separate shower cubicle and a private W/C, To the front and side are established gardens with a stone-built tool shed adjoining the cottage and to the rear of the property is a brick built wall with arched alcoves which provide useful storage space whilst also being an attractive architectural feature. There is also a coal house.

REAR HALLWAY

Solid hard wood door leading into rear hallway with original solid stone floors and solid wood single glazed window to the side, internal doors leading to utility room and W/C, cottage kitchen and interlinking door to the main house kitchen.

UTILITY ROOM AND W/C

11' 2" x 7' 0" (3.4m x 2.13m) Useful room housing the oil central heating boiler as well as having plumbing for a washing machine and extra space for a tumble drier, there is a single stainless steel sink and drainer with individual hot and cold taps and bright multi coloured high gloss tiling to the splash back. to the other end of the room is a W/C.

KITCHEN

16' 9" x 11' 3" (5.11m x 3.43m) A spacious kitchen/diner boasting a wealth of the original features, having wooden paneling to the ceiling, original larder pantry crafted by hand in solid wood from floor to ceiling and finished with cast iron hinges. The room also benefits from the exposed 18th century solid stone wall, an original inglenook fireplace lined with decorative tiling and housing a more modern oil fueled AGA Stove with a solid oak hand crafted surround and mantelpiece. also having some modern additions such as stainless steel effect cone down lighting and stainless steel sink and drainer, The walls are neutrally decorated with deep wooden window sills and original single glazed hardwood windows overlooking the gardens to the side aspect.

LOUNGE

14' 6" x 13' 6" (4.42m x 4.11m) Bright spacious room with single glazed hardwood windows to the side elevation with wood paneling to the lower wall and a further window to the front elevation with oil central heating radiator beneath, original exposed beam to the ceiling and original cast iron fire with painted cast iron surround, marble hearth and brass fender. Internal door from lounge into front hallway which has a solid hardwood door leading out to garden, interlinking door into main house and staircase with hand rail rising to first floor into master bedroom.

MASTER BEDROOM

17' 5" x 10' 5" (5.31m x 3.18m) This rather stunning room has a dome vaulted ceiling and was probably originally the drawing room or main accounts office, having a large high single glazed original sash window with wood paneling beneath, overlooking the side garden and boasting views stretching as far as you can see. To either side of the window are oil central heating radiators, there is an abundance of natural light flowing through making this a lovely sunny area, perfect for relaxing with a book or enjoying your morning tea. It also benefits from an original cast iron fire in a painted cast iron surround.

BEDROOM

14' 8" x 13' 6" (4.47m x 4.11m) A spacious bedroom adjoining the master bedroom with large sash window to the front elevation with wood paneling beneath and original period shutters. commanding breathtaking views over the Pennines and surrounding villages. Feature open fire set in a marble tiled hearth with decorative wooden fire surround. Wood paneling to

the ceilings and a solid wood door leading up a short flight of steps to the master bedroom of the main house. Neutrally decorated with classic patterned carpets and oil central heating radiators

BATHROOM

11' 3" x 9' 8" (3.43m x 2.95m) An exceptionally spacious room leading up a short flight of stairs from the master bedroom having a corner shower, a white bath with pine wood paneling to the side, chrome grab rails and an overhead shower, full tiling to the perimeter of the bath, luxury pedestal wash hand basin. Having floor to ceiling storage cupboards and wood paneling to the walls, neutrally decorated with some contrasting paneling, plain carpeting and a large sash window overlooking the side garden and separate W/C within its own private room through a pine door, having wood paneling to all walls and finished in contrasting satin wood paint. natural wooden sash window to the rear elevation.

BAND ROOM

32' 4" x 17' 8" (9.86m x 5.38m) A beautiful stone built single Storey property in keep with the cottages in the same terrace. Originally built in the late 19th Century to encourage the miners to take part in activities such as brass band practice as well as evening classes and a library. The property is the same height as the cottages in the terrace and as such it would be worth investigating the potential to convert this into an additional quaint cottage for use as a holiday let or residential dwelling, it may also be worth investigating the possibility of opening a tea room/restaurant or even a small shop as this road is frequented by hikers and cyclists as well as dog walkers. There is certainly potential for this lovely building whatever its future.

GARDENS

The views from the property give these properties the WOW factor stretching miles as far as the eye can see across the pennines and neighbouring villages. To the front of the cottage and main house are stunning lawned gardens with many mature shrubs, trees and seasonal flowers and plants. there are also some beautiful features in the grounds including a rockery created from unrefined lead crystal formations from the mines, stunning, as well as a vegetable area and a greenhouse. To the back of the property is a small piece of land between the stone walls and the band room and a further plot big enough to park eight cars in front of the Band Room



Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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