

HIGH ROCKLIFFE GRANGE
HURWORTH





WELCOME HOME...

Presenting High Rockliffe Grange, an exquisite four bedroom detached residence nestled in the highly sought-after village of Hurworth, on the outskirts of Darlington.

Indulge in leisurely strolls through the picturesque countryside surrounding the village. Explore culinary delights at local eateries such as The Bay Horse or the esteemed Rockliffe Hall, known for its exceptional fine dining experiences. A mere two-minute walk brings you back to the splendour of your beautiful abode. For those seeking a golfing escape, the prestigious 5-star Rockliffe Hall, one of the region's most exclusive clubs, awaits just moments away.

As you approach the end of Blind Lane in Hurworth, the magnificent Victorian home - High Rockliffe Grange unfolds before you, an enticing welcome to your new home. Meander down the long driveway and enjoy the captivating views of Rockliffe Hall golf course on the way.

HUB OF THE HOME

Step into the impressive entrance hall that warmly beckons your home. Adorned with panelled walls and a newly tiled floor, this is but a glimpse of the luxury that awaits within.

Slip out of your shoes, leave the cares of the day behind, and step into the breathtaking open plan kitchen/family room, where views open out right over your garden through vast sliding doors and light floods the room from the impressive skylights. Allow the underfloor heating to embrace your toes as you immerse yourself in the warmth of this versatile space.

Let the opulence surround you, featuring a newly fitted kitchen coloured in a deep green hue, where friends and family can gather for delightful company and exquisite cuisine. Gather around the expansive dining table to savour precious moments with loved ones.





HOMELY DELIGHTS

Beyond being a mere open-plan kitchen area, this room unfolds a world of possibilities and refinement. Consider the bar area—a place for post-dinner entertainment or a centrepiece for hosting memorable soirées where you can showcase your mixology skills. Alternatively, enjoy a drink and immerse yourself in a good book.

After dinner, unwind on your spacious sofas with the drink you've just poured. Enjoy quality time with family and friends, engaging in lively conversations, laughter, and games. In its role as the central hub of the home, this room seamlessly integrates a spacious storage area, allowing you to discreetly stow away items you prefer to keep out of sight. Additionally, this space accommodates a concealed WC with a shower, ensuring both practicality and convenience.







THE LITTLE EXTRAS...

Let's move on from this space and turn our attention to the snug/playroom, conveniently positioned just off the family room. It's the ideal setting for children to play while you cook and chat with guests. Yet, the playroom holds a delightful secret; it serves as a gateway to the family cinema room. Imagine relaxing here, watching your favourite series or film. Warm up the popcorn machine, pour a refreshing drink, and settle in for the evening to enjoy a good film!

Tucked away behind the snug/playroom you will also find a large utility area with vast amounts of storage perfect for hiding away your laundry.

Now, we shift our focus to the remarkable, classically styled boot room, situated adjacent to the kitchen area. Within, discover sophisticated storage options and hangers, perfect for neatly organising your coats and muddy boots after leisurely walks along the river or tending to your garden.







WHERE THE LIGHT STREAMS IN...

Our exploration of the ground floor is far from over. Moving on, into the gracefully styled large lounge and dining room, where you can bask in the scenic views of the garden, extending across your elevated terrace and onto the golf course. The light streams through the sash windows and French doors paint a picture of enchanting summer evenings, where dining and drinks can seamlessly extend to your own private outdoor oasis. On cooler nights, find solace in the lounge, sinking into your comfortable sofa, creating the perfect ambiance for cosy nights in.

Before ascending to the first floor, let's explore the study, enhanced by a timeless bookcase; an ideal setting for those engaged in remote work. Seclude yourself from the rest of the house and fully immerse in this impressive workspace. The windows grace the room with views over the garden and golf course, providing a tranquil setting to pause, absorb the scenery, and rejuvenate before resuming your work.







BEDTIME BLISS:

Now, let's ascend to the first floor, where three bedrooms eagerly await, each boasting its own dressing area and ensuite.

Upon reaching the landing, a glimpse of the main bedroom sets the tone. The windows invite light to flood the room, and the plush carpet welcomes your footsteps, enticing you to enter. This room is spacious enough to accommodate the grandest of beds where you can picture drifting into a serene sleep, undisturbed by the outside world. When it's time to prepare for the day, step into your luxurious white bathroom, complete with a bath and walk-in shower. Conclude your morning routine in the expansive walk-in wardrobe and dressing area, adding a touch of luxury to the start of your day.



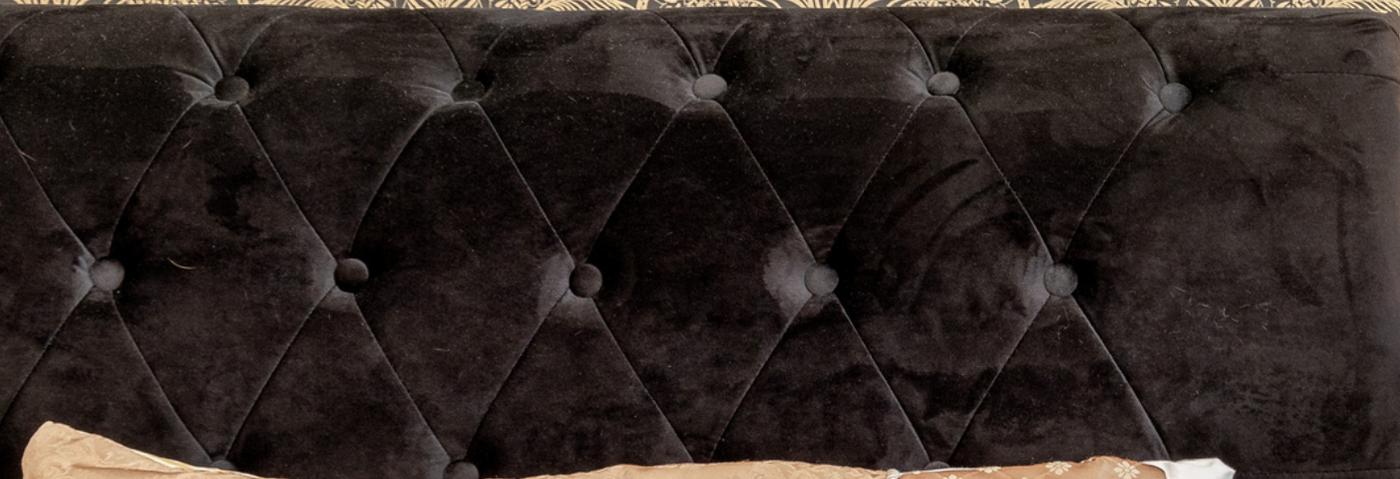


AND RELAX...

Let us take a look at the second bedroom; an equally elegant space, bathed in the same radiant light as the first.

This room is graced with two Juliette-style single balconies, offering panoramic views across the golf course and beyond. Additionally, it boasts an enviable walk-in wardrobe and an incredible ensuite, featuring both a luxurious bath (complete with a TV) and a convenient shower. Indulge in a soothing bath after a long day. Lean back into the bubbles, sip on a glass of wine, and enjoy your favourite show. Then, retire to bed, allowing yourself to effortlessly drift into a restful and relaxed deep sleep.





MORE THAN JUST A BEDROOM...

Let's now cross the landing to discover bedroom three, secluded in its own area with an exclusive en-suite, dressing area, and mezzanine.

Upon opening the door, a hallway unfolds, initially revealing an en-suite shower room, generously adorned with a large walk-in shower, mirroring the elegance witnessed in the prior en-suites. Proceeding along the hallway, a resourcefully utilised space emerges, featuring clothing rails and an original old fireplace discreetly tucked away in the corner.

Upon entering bedroom three, a vast and impressive expanse unfolds, accompanied by windows offering scenic views of the driveway and fields. However, the focal point is the charming mezzanine, imparting a playful atmosphere to the room. Perhaps this becomes a designated hangout for teenagers, or alternatively, it could serve as an additional study or office space.





AN ENTIRE SUITE...

As our exploration of the first floor concludes, we ascend to the second floor, where an entire suite awaits. Positioned to the right of the landing, a sumptuous shower/steam room greets us with its glazed doors and intricate mosaic tiling, the ideal sanctuary for unwinding after a long day, providing a truly luxurious retreat.

Through the next door, we discover a second indulgent bathroom, mirroring the lavish standards seen on the first floor. This could serve as the epitome of a perfect guest suite, secluded at the pinnacle of the house, offering a private place for guest to retire to. As we step into the bedroom area, streams of natural light pour in through the Velux windows, framing views of the grounds. The vaulted ceilings here bring a cosy calm feel to the large room. To the right, a spacious fourth bed awaits, while to the left, a frosted glass walk-in wardrobe and dressing area beckon.





PERFECT LOCATION:

Located here, you're close to many great amenities and just a 5-minute drive from the A66 and A1 making commutes a breeze. If you're heading to London or Edinburgh the local, main line train stations offer routes both North and South.

Spend relaxing days exploring the vast surrounding countryside, including local towns and villages. Darlington is your nearest town. The market towns of Richmond, Yarm, Northallerton and Barnard Castle are all within a 30-minute drive.

Schools:

Hurworth School yrs 7 - 11 rated Outstanding Ofsted
Hurworth Primary School rated Good Ofsted
Croft Cof E Primary School rated Outstanding Ofsted
Little Acorn Nursery based at Hurworth Primary School rated Good Ofsted

Train Stations:

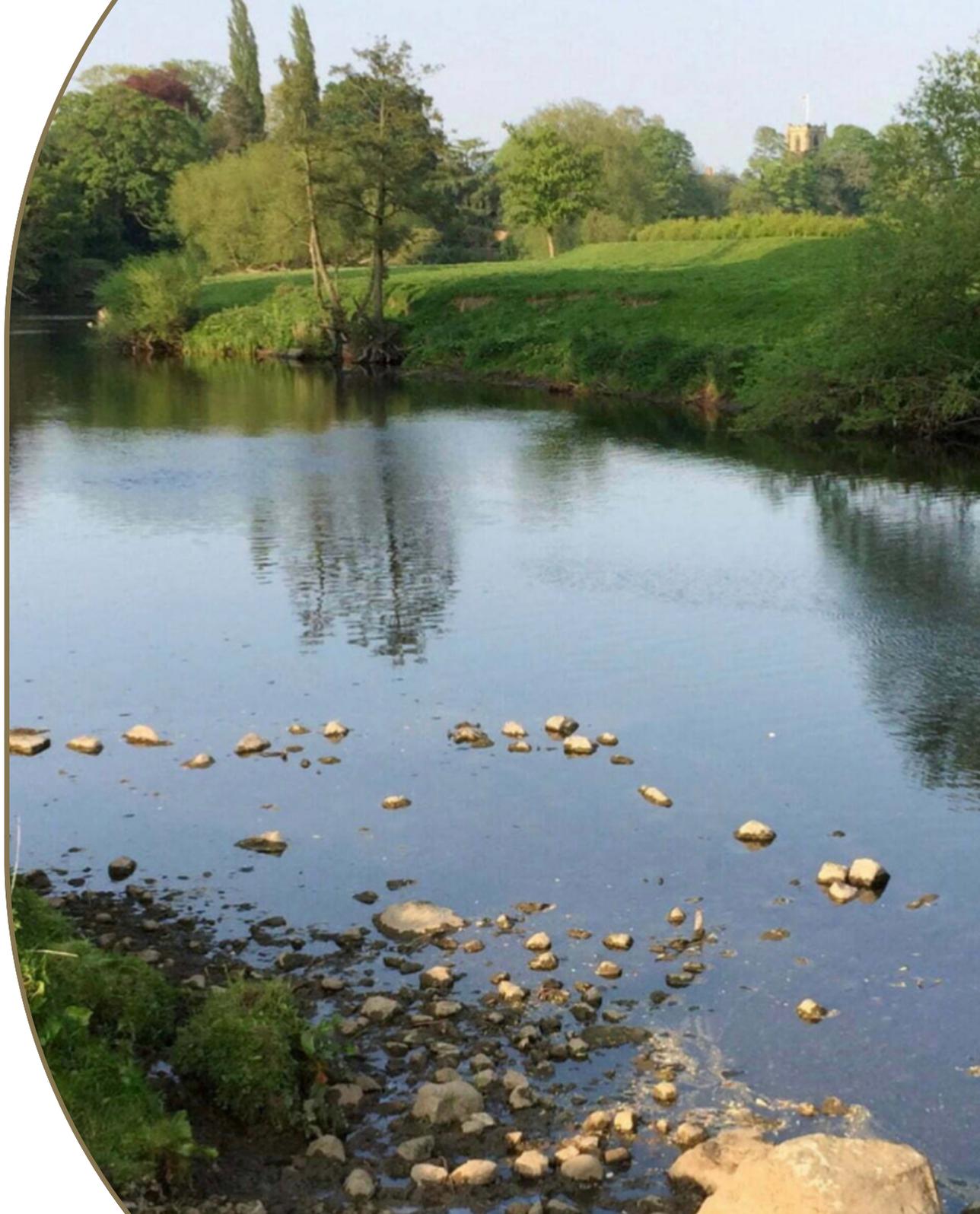
Darlington Train Station - 3.4 miles 9 mins approx
Darlington to Kings Cross approx 2hrs 30 mins
Darlington to Leeds approx 1hr 10 mins
Darlington to York approx 37 mins
Darlington to Newcastle approx 30 mins
Darlington to Edinburgh approx 2hrs

Farm shops/Cafes:

The Mustard Trees Cafe, Hurworth
Piercebridge Organic Farm Shop
Farm shops at Mainsgill (A66)

Casual Bars/Restaurants and Fine Dining:

The Bay Horse, Hurworth
The Otter and Fish, Hurworth
Rockcliffe Hall, Hurworth
Middleton Lodge, Coach House & The Forge
The Black Bull in Melsonby and in Moulton
The Spotted Dog & The Fox Hole at Piercebridge





ROCKLIFFE HALL

A golf flag on a white pole is positioned in the foreground on the left. The flag is dark maroon on the top and bottom edges, with a white central panel. On the white panel, there is a purple stylized logo above the text 'ROCKLIFFE HALL' in a serif font. Below the text are five small gold stars. The background shows a green golf course, a line of trees with some autumn foliage, and a large stone building under a cloudy sky.



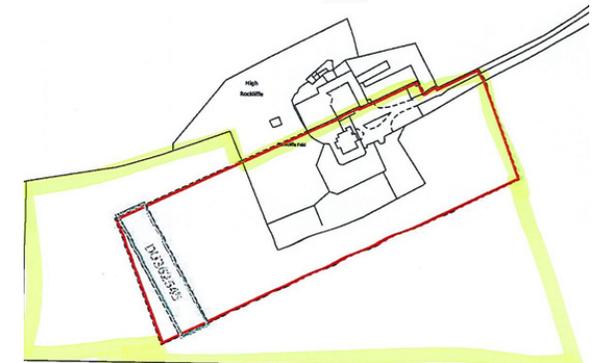
FINER DETAILS

- Postcode: DL2 2JN
- Built
- Freehold
- Council Tax Band: G
- EPC Rating: D
- Oil Heating
- Underfloor heating in kitchen/family room
- Septic tank
- Mains water and electricity
- Integrated Neff double ovens, microwave and dishwasher.

NB. - Log burners have not been used by the current owner and may require inspection

Blind Lane Hurworth

Total area: approx. 470.6 sq. metres (5065.0 sq. feet)



LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd