



An impressive Grade I listed Manor House

Gainford Hall, Gainford, Darlington, County Durham, DL2 3DP

£3,500 pcm plus fees apply, Unfurnished
Available from 31.12.2021



- Elizabethan manor
 - Grade I listed
- Undergoing extensive renovation
 - Six floors
- Countryside views

About this property

A truly unique opportunity has been presented by the Raby Estate for their impressive Elizabethan manor, Gainford Hall, to be rented on a long-term tenancy. Gainford Hall is steeped in history and is a large Grade I listed house which was built in the closing years of the reign of Elizabeth I for Reverend John Craddock, Vicar of Gainford. It is one of the first buildings in England to have been formally designed on paper with an unusual and complex "double pile" design including all chimneys in the centre of the house and staggered floors with staircases at either end.

This historic building sits within the Raby Estate which has substantial land holdings in Co Durham including C 13th Raby Castle with its deer park and formal gardens. Raby Estate is undergoing a renaissance and is embarking on a number of significant new developments involving the renovation and repurposing of its' built heritage, of which Gainford Hall is a part.

Works are being sympathetically undertaken with listed building consent to restore the exterior of the building to safeguard the future of Gainford Hall and reflect its' historical importance.

Entering through the imposing front door you are within a large panelled dining room with original

stucco mouldings. The Hall is staggered over six floor levels including a basement and attic accessed by either of two staircases, one at each end of the Hall. The principal rooms have high ceilings with many original features remaining. The current layout comprises a dining room, sitting room, kitchen, pantry, utility, three basement rooms, eight Bedrooms and main bathroom. The internal renovation will be completed in conjunction with input from the new tenant as custodian of this historic building.

Gainford Hall sits on the edge of the village of Gainford which is an historic village on the banks of the River Tees. The Hall has picturesque views across the river to the South and of the surrounding farmland.

The outbuildings which served the Hall as a working farm through the 19th & 20th centuries will also be undergoing a renovation and repurposing to meet modern requirements. These buildings together with an area of adjacent land could also be available by separate negotiation with the Estate.

This provides a unique opportunity for the prospective long term tenant to work alongside the Estate on the finish of the internals to create a beautiful home bespoke to your needs.



Local Information

Schools:

Barnard Castle School, Teesdale School, Barnard Castle, Staindrop Academy, Polam Hall School, Darlington St Francis Xavier School, Richmond Queen Elizabeth 6th Form College, Darlington Durham Cathedral Schools Foundation, Gainford Village Primary School

Transport Links

Airport: Teesside International Airport – 15 Miles, Newcastle International Airport – 50 Miles
Roads: A1M – 10 Miles, A66 – 5 Miles
Train: Darlington Station – 8.4 Miles (Kings Cross – 2hrs 22 mins)

Local Towns and Village Locations

Barnard Castle 7.9 Miles. Darlington 7.9 Miles. Village Hall 0.2 Miles. Post Office 0.2 Miles. Village Shop 0.1 Miles. Village Pub: 0.1 Miles. St Mary's Church 0.1 Miles. St Osmund's Church 0.1 Miles. GP Surgery 0.4 Miles

Furnishing

Unfurnished

Local Authority

Durham County Council
Council Tax Band = G

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills York Rural Agency Office.
Telephone: +44 (0) 1904 617 800.

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20211004KILA