



FINE & COUNTRY
Homes from Robinsons

DEERNESS HOUSE
ESH WINNING | DH7 9HN

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Deerness House, commonly known as 'the old doctors house' is a wonderful, seven-bedroom late Victorian period home that is packed with original features and potential for a large or multi generation family.

Built in 1896 for a Doctor French, Its elegant interiors retain the grandeur of a property that was built with no expense spared.

deep cornices and skirtings, picture rails, architraves, original doors, and a beautiful, curved balustrade are all clues to its original owner's wealth and status. Yet they work equally well for today's interiors, features like the chequerboard tiled hallway providing a centrepiece of a contemporary scheme.

There is no shortage of space either, with versatile accommodation spread over more than 3,600sq ft. The current configuration lends itself ideally to a family of several generations. There are three ground floor bedrooms and a bathroom located together to one side of the property and with some small adjustments this could make a superb self-contained apartment.

It would have little impact on the rest of the house too since there are three large reception rooms that sit at the front of the property, each with a bay window overlooking the attractive gardens. The breakfasting kitchen is fitted with oak units, a Belfast sink and a large range cooker set in an inglenook.

The luxury of space means it is also a super practical home with a separate laundry room with access outside for line-dried linen and a dressing room next to the downstairs WC for storing coats, shoes, and bags.

A very smart office is accessed up steps from the lounge, which has a feature fireplace with slate hearth, stripped timber flooring and a beautiful semi-circular bay with built-in window seating.











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There are four bedrooms on the first floor, the master suite with a single bedroom next door that would make an ideal nursery plus two large double rooms served by a family bathroom. The master suite extends across the full depth of the house to incorporate a separate dressing room and full-size en suite bathroom.

The sunny outdoor space is equally extensive and exciting. Established gardens and hedge boundaries create quiet, secret corners within a social space with a terrace for dining, a pizza oven and hot tub.

A fabulous cabin has a wood burning stove as a year-round garden room that would also make a lovely outdoor office and even an exciting glamping room for children.

The views from the property overlook the green Deerness valley. Access is through a private gated entrance with a tarmac drive leading to the garage and extensive parking, with outbuildings for storing garden and bikes for exploring the local countryside.

The current owners have been living there for nearly 30 years, bringing up their family and caring for disabled adults.

AGENTS NOTES:

LOCATION:

VIEWINGS:

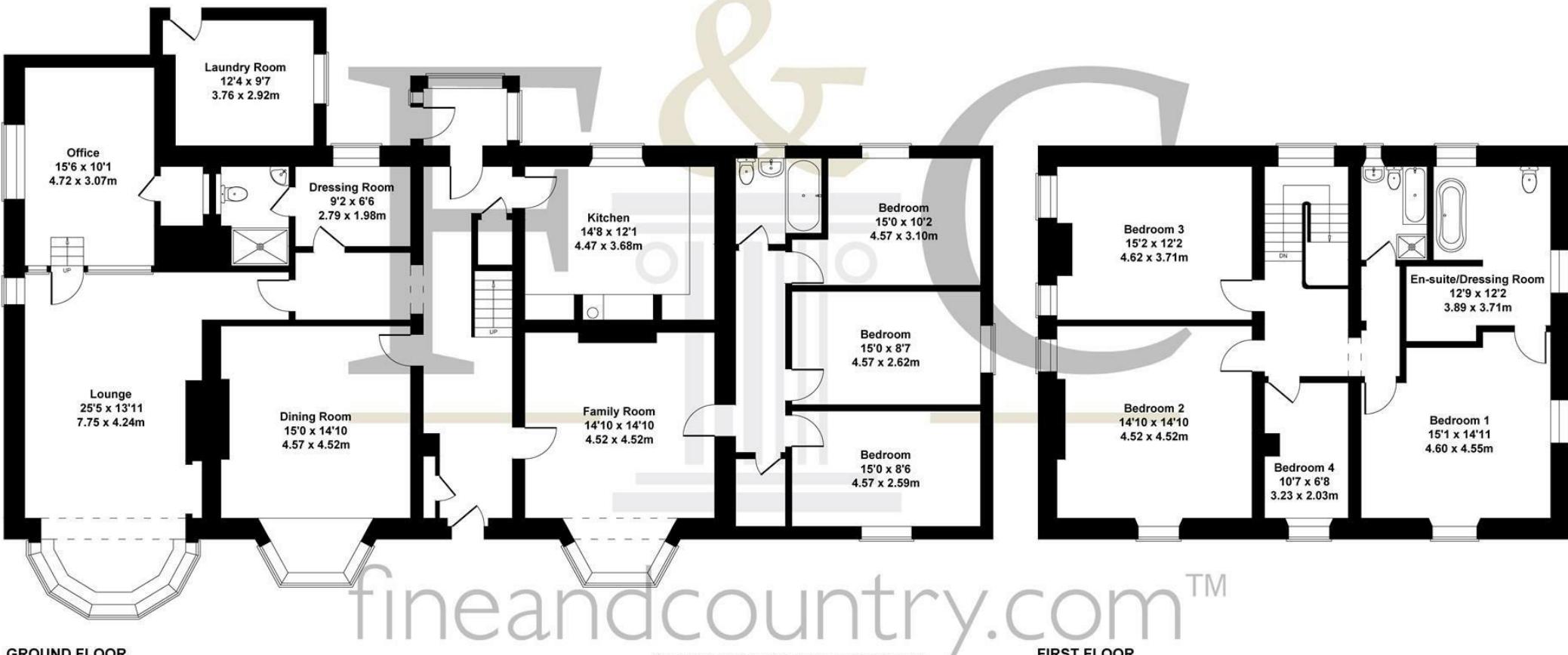
Via Fine & Country

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Deerness House

Approximate Gross Internal Area
3635 sq ft - 338 sq m



Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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