

Fairfield House

High Street, Stanhope, Bishop Auckland, DL13 2UR

Freehold £1,075,000 | Ref: 6445180

KEY HIGHLIGHTS

- Luxury 5 Star Visit England self-catering country house
- Very profitable business with excellent bookings
- 12 bedrooms sleeping up to 24 guests
- Private and secluded circa 1.2 acre site
- Tennis court, cinema room, games room, hot tub
- Beautifully presented throughout
- Close to the centre of vibrant & historic tourist led town
- Surrounded by North Pennines National Landscape
- Scope for further development of buildings

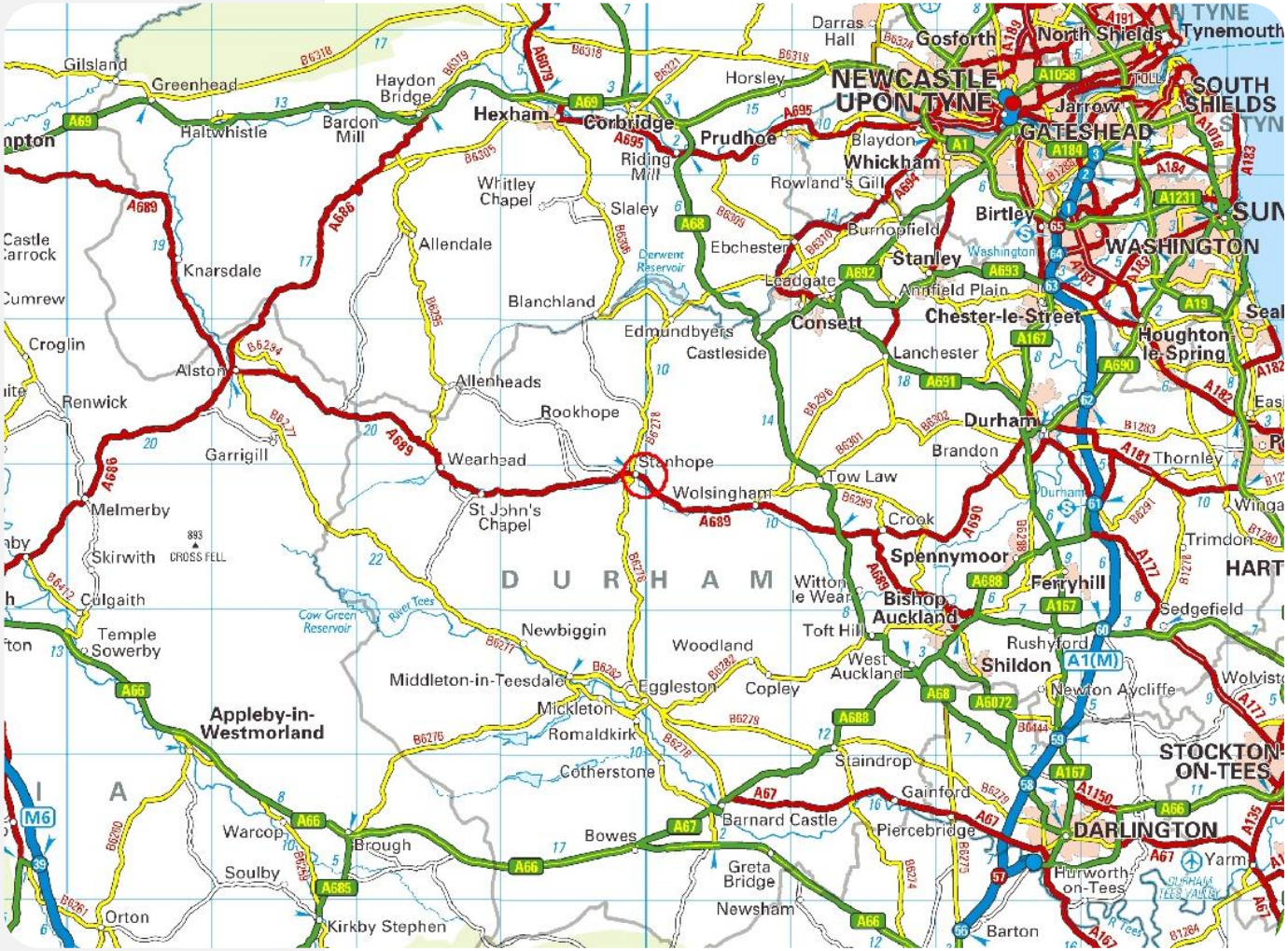


LOCATION

Stanhope, Bishop Auckland DL13 2UR

Fairfield House is set in a private and secluded circa 1.2 acre site which backs directly onto stunningly picturesque countryside but also is only a short stroll away from the very popular Weardale town of Stanhope in western County Durham.

Located near the equally charming towns of Frosterley and Wolsingham and at the crossroads of the A689 and B2678, Stanhope has much to attract visitors, with its quaint shops, cafes and pubs and even its own castle and it is surrounded by the dramatic landscape of rolling hills and heather moorland which is the North Pennines National Landscape.





THE HOUSE

Fairfield House is a beautiful and very imposing period property with an array of charming character features combined with contemporary luxuries and refinements. It boasts very spacious accommodation across three floors including eight superb and spacious bedrooms, five of which have en-suite facilities, one has its own private shower room, whilst the two attic bedrooms rooms share a bathroom. There are two very striking lounges, each with lovely garden views, a formal dining room ideal for catering for large groups and a magnificent kitchen with central island and granite/marbled worktops. Completing the accommodation is a very useful utility/boot room.

















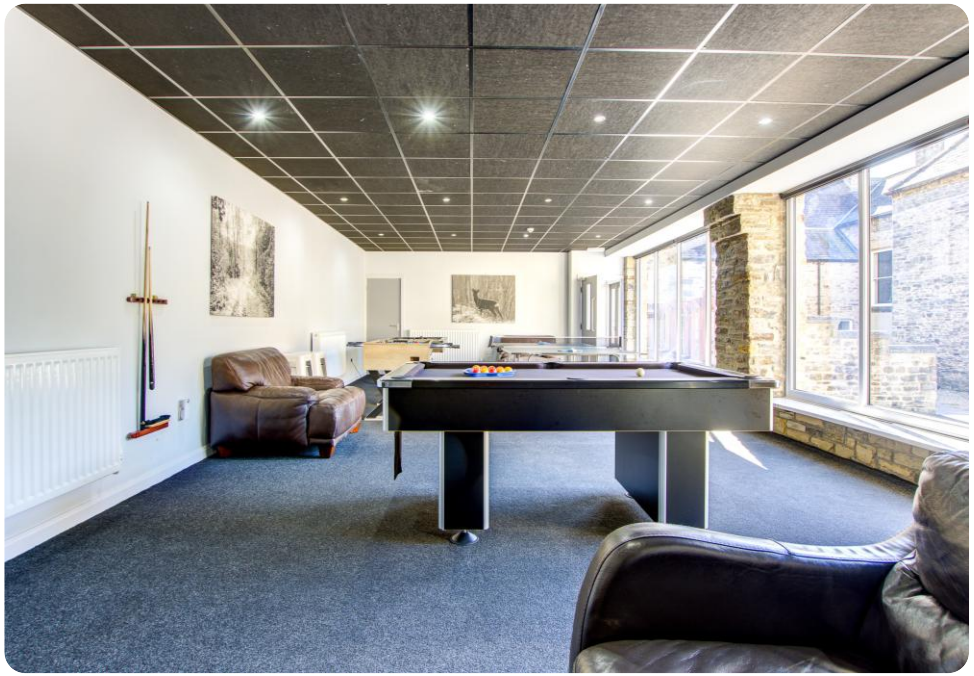


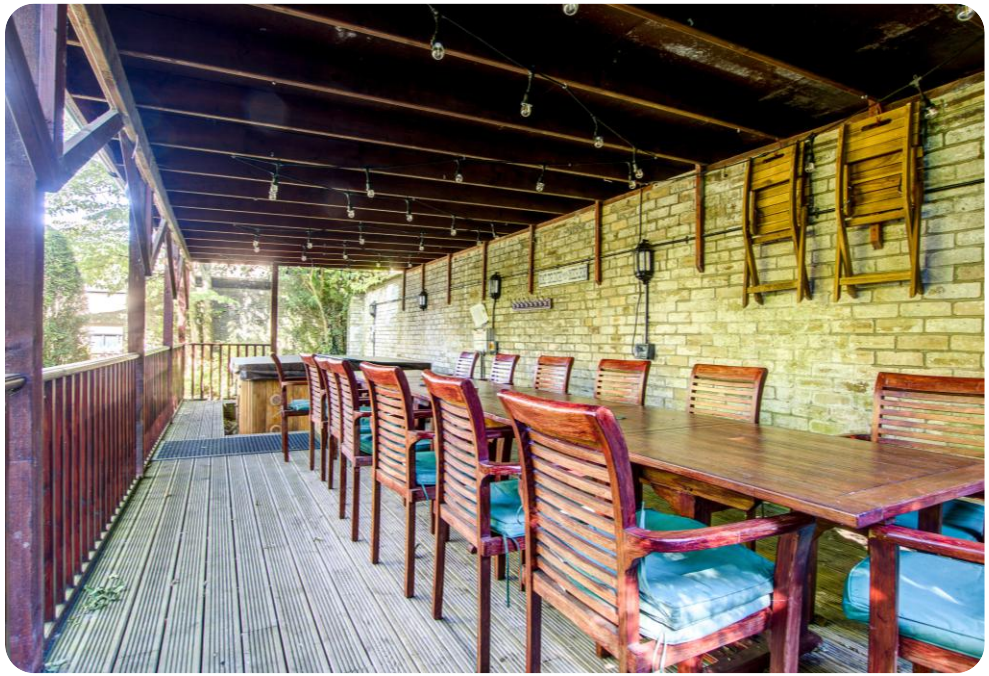
THE ANNEX

Offering significant additional accommodation and situated at the rear of Fairfield House, is the annex which provides two huge bedrooms, each with luxurious en-suites, a cinema room and also a games room with pool table, table tennis, games console and table football. Also, in the annexe are two very large store-rooms, one of which is double height, and it is felt this this provides great scope to further develop the accommodation with the addition of several further bedrooms or self-contained holiday cottage.



















ADDITIONAL BEDROOMS (ANNEX 2)

Completed in the last few years is the second annex, a lovely and well-presented block of two self-contained studio apartments, each with bedroom and kitchenette area and, of course, en-suite shower rooms.











EXTERNAL DETAILS

The gardens enjoy a huge degree of privacy, being secluded and unoverlooked. The circa 1.2 acre plot included a recently tarmacked drive with parking for up to a dozen vehicles including outdoor sockets where guests can charge their cars, a large flat lawn to the front of the house, ideal for sports and activities and a private patio terrace and tennis court to the side. At the rear there is a covered deck with large 16-seater dining table, barbeque area and hot tub, all adding further appeal for guests and visitors.











THE OPPORTUNITY

Our seller client operates Fairfield House as a luxury 5-star self-catering country house with private hire/exclusive use for parties, gatherings, wedding and birthday celebrations, business meetings, team building events and of course, for holidays and staycations. Guests invariably stay multiple nights, usually across long weekends and usually only one stay per week. Housekeeping change-over is carried out by a local team used almost exclusively by our client.

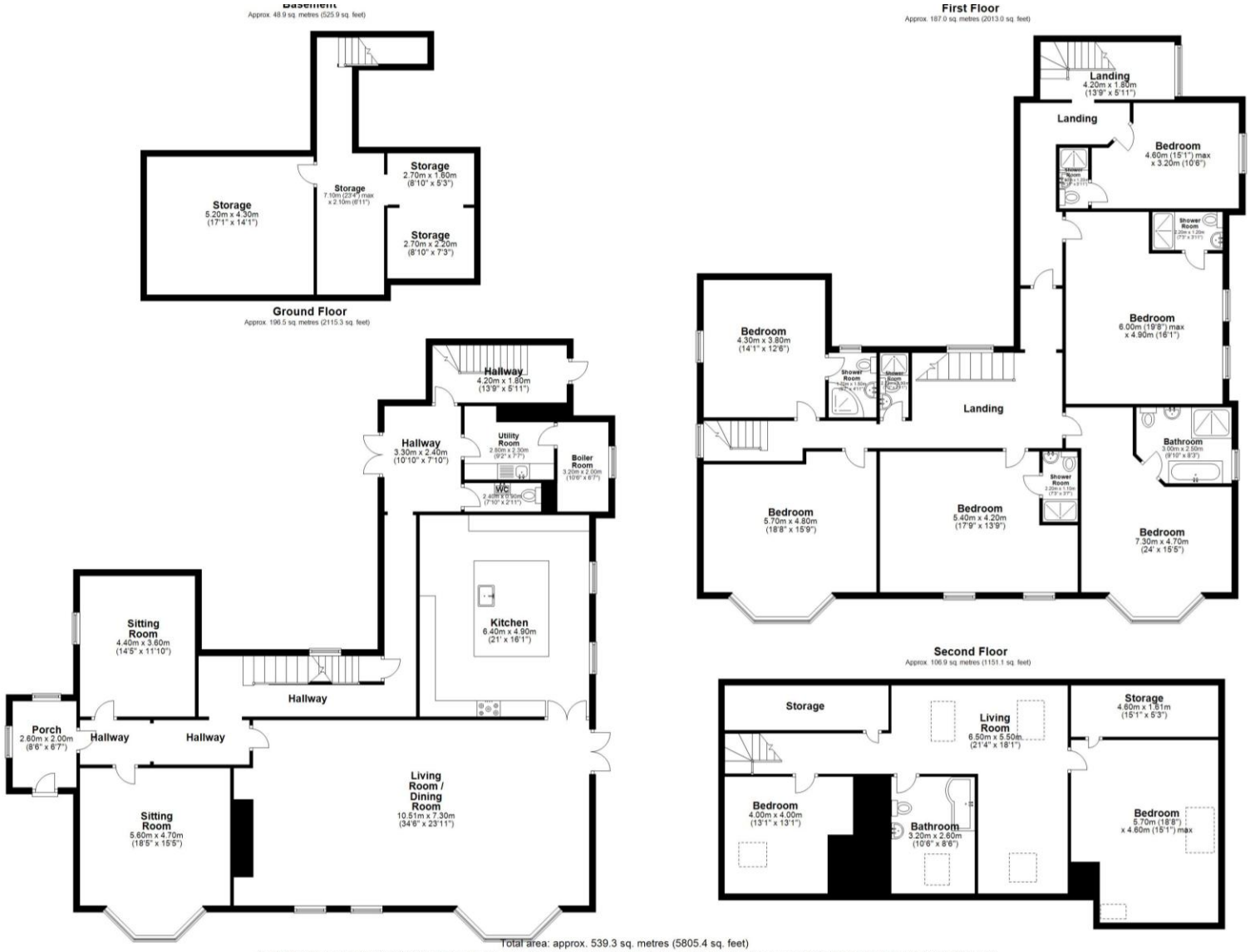
Fairfield House is an award-winning business, having won the 2022 Rose Award from Visit England.

TRADING INFORMATION

The last three years trade accounts are available on request however, as a guide, turnover to the end of January 2025 shows £123,000.



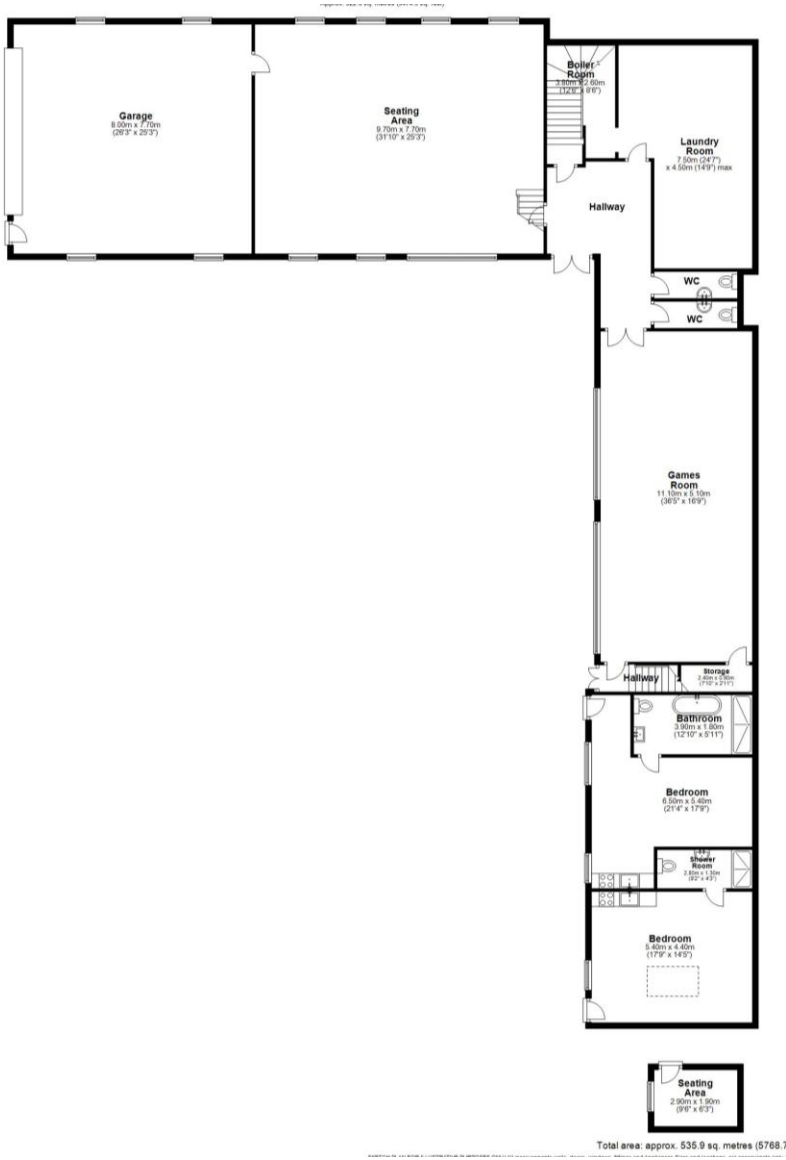
FLOOR PLAN - FAIRFIELD HOUSE

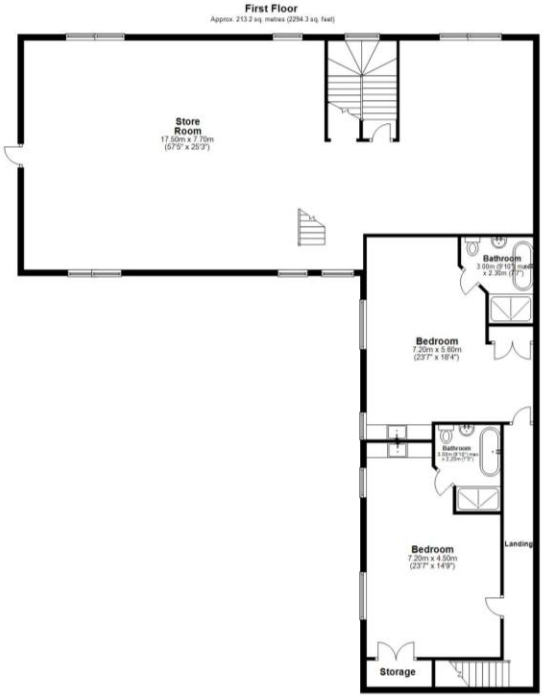


Total area: approx. 539.3 sq. metres (5805.4 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements walls, doors, windows, fittings and Appliances Sizes and locations, are approximate only. They cannot be regarded asBeing a representation by the seller, nor there agent PRODUCED BY TIFFBOX

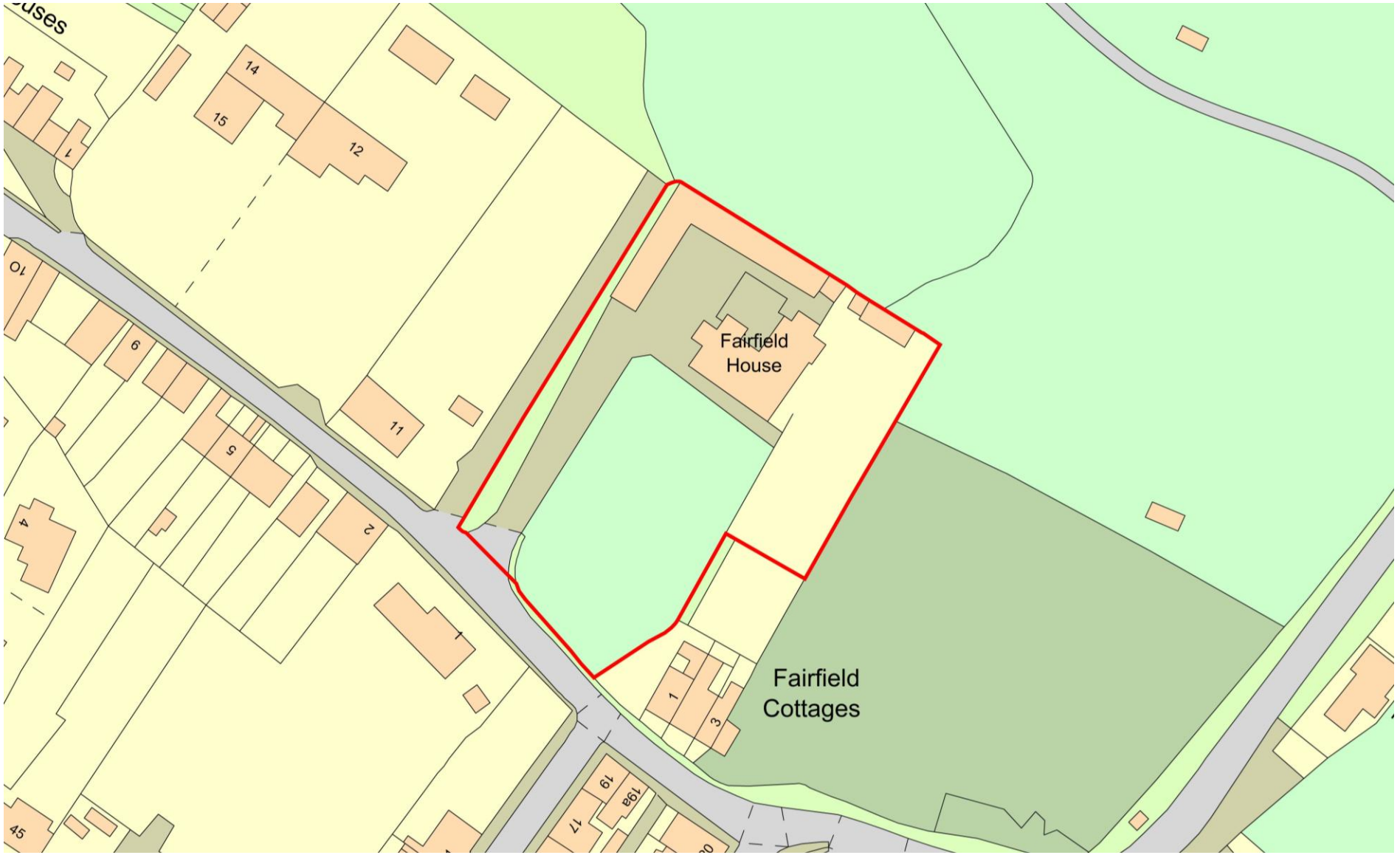
FLOOR PLAN - FAIRFIELD HOUSE ANNEX





Total area: approx. 535.9 sq. metres (5768.7 sq. feet)

SITE PLAN



CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



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