Winterbourne Lodge, Piercebridge, DL2 3SW

Offers in excess of £1,500,000

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# Winterbourne Lodge, Piercebridge, DL2 3SW
## Offers in excess of £1,500,000
## Council Tax Band: E

There are country homes defined by their scale, and others by the beauty of their setting. Rarely do the two combine so effortlessly. Winterbourne stands among the finest riverside homes to come to the market in recent years. Occupying what is unquestionably one of the finest riverside positions in the region, Winterbourne is an extraordinary period residence standing proudly within just over three acres of spectacular grounds, enjoying breathtaking elevated views across the River Tees, whilst benefiting from its own island extending to approximately 0.29 acres.

Properties of this nature are exceptionally rare. Combining a substantial property, circa 5,700 square feet in total, direct river frontage, mature parkland-style gardens, extensive ancillary accommodation and an island, Winterbourne represents a once in a generation opportunity to acquire one of North Yorkshire's most remarkable homes. The setting is simply captivating.

The house immediately commands attention, perfectly positioned to maximise the magnificent outlook over the River Tees. The land gently extends from the gardens to the riverbank before continuing onto the enchanting island, creating an idyllic landscape that changes beautifully throughout every season. Whether watching the morning mist rise over the river, or enjoying spectacular sunsets reflected across the water, the surroundings offer a lifestyle that is both peaceful and inspiring. Wildlife is abundant throughout the year, whilst the magnificent mature oak tree, believed to be approximately 250 years old, stands proudly as the centrepiece of the grounds, reinforcing the timeless nature of this remarkable estate.

The current owners have created countless treasured memories here, raising their family within this exceptional setting and embracing multigenerational living. Such is their affection for the property that they chose to celebrate their own wedding on the private island, a truly magical location that perfectly illustrates just how special Winterbourne has become to them over the years.

Internally, Winterbourne is every inch the distinguished country residence. The accommodation is beautifully proportioned throughout, with elegant period features combining effortlessly with practical family living. Grand reception rooms, impressive ceiling heights, large windows, decorative architectural detailing, and generously proportioned rooms create a wonderful sense of scale rarely found in modern homes.

The accommodation offers exceptional versatility with seven bedrooms and seven bathrooms in total, plus an extensive range of reception rooms, allowing future owners to configure the property entirely around their own lifestyle. Whether formal entertaining, family gatherings, home working, hobbies or additional accommodation, the flexibility of the house is one of its defining strengths.

A particularly attractive feature is the substantial annexe accommodation situated to the front of the property. Connected internally to the principal residence whilst also benefiting from its own independent entrance and delightful private courtyard, it offers outstanding flexibility for multigenerational living, dependent relatives, older children seeking independence, guest accommodation, or potential income generation, subject to the relevant permissions where required.

Beyond the main residence, the estate continues to impress. The substantial workshop and office provide excellent additional space with enormous potential for a variety of future uses. Subject to obtaining any necessary planning permissions and statutory consents, the outbuildings could lend themselves to a wide range of opportunities including business premises, professional offices, creative studios, wellness facilities, holiday accommodation, or workshop space. For purchasers seeking the perfect work-life balance, Winterbourne presents an increasingly rare opportunity to operate a business from home whilst enjoying an exceptional countryside lifestyle. Equally, the accommodation may suit those considering boutique guest accommodation or a bed and breakfast enterprise, again subject to all necessary approvals.

It is, however, the grounds that elevate Winterbourne into an entirely different category. Extending to just over three acres, they provide an extraordinary level of privacy, beauty, and direct connection with nature. The island creates a unique focal point rarely encountered within residential property, whilst the river frontage provides an ever-changing backdrop that can never be replicated. Residents also benefit from access to fishing permits on the River Tees, further enhancing the outstanding lifestyle on offer.

Steeped in Roman history, Piercebridge occupies the site of an important Roman settlement where the remains of the Roman fort, and the famous bridge crossing over the River Tees continue to attract historians and visitors alike. The archaeological importance of the village gained national recognition when it featured on the acclaimed television programme 'Time Team' in 2006, which investigated the remarkable Roman remains and explored the history of the crossing. This remarkable heritage provides an extraordinary backdrop to everyday life, creating a unique blend of history, countryside, and village charm.

Today, Piercebridge remains one of the area's most sought-after villages, offering an attractive parish church, welcoming public houses, nearby organic farm shop, beautiful riverside walks, and an active village community, all whilst retaining its peaceful rural character. Despite its idyllic surroundings, connectivity is superb. The A1(M) and A66 are both within easy reach, providing excellent access throughout the Northeast and Yorkshire. Darlington lies only a short drive away, offering an excellent range of shopping, leisure, and educational facilities together with the East Coast Main Line providing direct services to London, York, Newcastle, and Edinburgh. Teesside International Airport is also conveniently accessible, making national and international travel straightforward. Families are equally well served by a selection of highly regarded primary and secondary schools within the surrounding area.

The current owners describe the views from Winterbourne as amongst the most spectacular they have experienced anywhere. From sunrise to sunset, every season brings a different perspective across the River Tees, creating an ever-changing landscape that has been the backdrop to decades of family life.

Agent's Remarks: Winterbourne is, without question, one of the most significant residential opportunities to become available in recent years. The combination of approximately 5,700 square feet, just over three acres of riverside grounds, an island, extensive ancillary buildings, outstanding versatility and one of the most breathtaking settings in North Yorkshire creates a truly unique offering.

Our clients have also confirmed that positive pre-application planning consultations have previously taken place regarding future potential to development on a section of the land, with further information available upon request.
Homes of this quality, with such exceptional land, uninterrupted river frontage, remarkable heritage, and extraordinary lifestyle appeal, seldom reach the open market. Winterbourne is far more than a home, it is a landmark country estate, offering a legacy lifestyle that will be enjoyed for generations to come.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

Disclaimer:
These particulars are provided in good faith by the selling agent and vendor(s) as a guide only. They do not form part of any offer or contract, and interested parties should satisfy themselves as to their accuracy. No checks or tests have been carried out on heating, plumbing, electrical systems, or any included appliances. All photos, videos, and marketing materials produced by Estates 'The Art of Property' remain our property and are protected by copyright. They may not be copied, reproduced, shared, or used without our prior written consent.

Please note:
Council tax Band - E
Tenure - Freehold
Total sq ft, room dimensions, and acreage to be considered a guide only.









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Approximate Gross Internal Area: (5694 sq ft - 529 sq m.)




Not to Scale. Produced by The Plan Portal 2026

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