

SIXTY ONE

Durham

High Pitington, Durham, DH6 1AB



SIXTY ONE HOTEL DURHAM

DURHAM CITY CENTRE (5 MILES)

WALWORTH CASTLE (18 MILES)

BEAMISH MUSEUM (11 MILES)

DARLINGTON (20 MILES)

NEWCASTLE UPON TYNE (16 MILES)

Distances are approximate

THE HOTEL



- Boutique 4-star country hotel near Durham.
- 24 Well-Appointed Guest Bedrooms - High-quality accommodation.
- Established Wedding & Events Venue - Popular destination for weddings and private functions.
- Attractive Semi-Rural Setting - Countryside location with convenient access to nearby towns.
- Freehold Opportunity.
- The restaurant offers 46 covers with the ability to expand to 96.
- Set in 4 acres of landscaped grounds.

LOCATION

Sixty One Durham is well positioned on the outskirts of Durham, a historic and thriving cathedral city in the North East of England. Strategically located within County Durham, the surrounding region benefits from strong transport connectivity, a diverse and growing economy, and an increasingly active visitor market, making it a highly attractive destination.

Set within a peaceful semi-rural environment, the hotel enjoys an appealing countryside setting while remaining conveniently close to key amenities. Durham itself offers a vibrant mix of independent retailers, national brands, restaurants and cultural attractions, alongside a strong academic and professional presence driven by Durham University.

The property benefits from excellent road communications, with convenient access to the A1(M) and wider regional motorway network, providing direct links to major centres including Newcastle upon Tyne, Sunderland and Teesside. Durham City Centre is located approximately 5 miles to the west.

The immediate area is well served by a range of established visitor attractions, including Beamish, The Living Museum of the North (11 miles) and Walworth Castle (18 miles), further enhancing the location's appeal to both leisure and event-driven demand.

Transport links are particularly strong, with Durham Railway Station approximately 5 miles away, offering regular direct services to London, Edinburgh and other major UK cities. Newcastle International Airport is located approximately 20 miles to the north,



THE PROPERTY

Sixty One is set within approximately 4 acres of landscaped grounds, offering an attractive countryside setting with pleasant outlooks, creating a private environment suited to both leisure stays and events.

Positioned within easy reach of the A1(M), the property benefits from excellent accessibility while retaining a desirable semi-rural feel, allowing guests to enjoy a balance of connectivity and seclusion.

The hotel combines traditional character with contemporary styling. The original manor house provides distinctive, character-led accommodation, complemented by modern guest rooms and suites, creating a well-balanced and flexible offering suited to a wide range of guests, from leisure visitors to wedding and corporate clientele.

THE RESTAURANT AND TAVERN

Sixty One Durham offers a range of flexible spaces to suit any occasions. The main restaurant, seats 46 guests, with the option to expand into the Garden Room for an additional 50 covers. The Village Tavern provides a more casual setting, seating 55 guests. For larger events, Venue 61 (Mirrorball) accommodates up to 180 guests for banqueting, making it an ideal venue for celebrations.

MEETINGS AND CONFERENCES

Conference and meeting facilities at Sixty One Durham provide a flexible and professional environment for a range of corporate events. A selection of adaptable function spaces, supported by modern amenities, can accommodate everything from small meetings to larger conferences, all within a countryside setting.



Accommodation Schedule

Room Category	No. of Bedrooms
Deluxe Double Rooms	13
Cosy/ Standard Double Rooms	10
Suite	1
TOTAL	24



Weddings and Events

Venue 61 at Sixty One Durham is a stylish and characterful venue combining contemporary comfort with charming period features. Offering elegant dining areas, a well-appointed bar and versatile function spaces, it provides a warm and inviting setting for a range of occasions. The venue can accommodate up to 180 guests for banqueting, making it ideal for both intimate gatherings and larger celebrations.



GENERAL INFORMATION

SERVICES

The property is connected to mains water, electricity, drainage and gas.

TENURE

Freehold

ENERGY RATING

C62

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff.

The property is offered for sale by the joint LPA / fixed charge receivers who act as agents for the vendor and without personal liability. The receivers can give no warranties or representations, including as to VAT.

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