



## Hillcrest

High Shincliffe DH1 2PQ

Offers In The Region Of £975,000





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# Hillcrest

## High Shincliffe DH1 2PQ



- NO ONWARD CHAIN
  - EPC RATING - C
  - Superb open plan kitchen, dining and garden room
- Beautiful views over the city and cathedral
  - Seven bedrooms
  - Two further impressive reception rooms
- Extensive plot extending to 0.62 acres
  - Three stylish bathrooms
  - Garage and parking for several vehicles

Undoubtedly one of the most impressive properties on the market in Durham which is available for sale with no onward chain, this magnificent house is set within grounds extending to 0.68 acres and enjoys panoramic views over the city. The current owners have greatly improved the property, perfectly blending contemporary and traditional features.

The welcoming hallway with bespoke oak and glass staircase gives access to two impressive reception rooms each and a breathtaking open plan kitchen, dining and garden room. There is also a large utility room and ground floor cloakroom with WC. To the first floor there are five well proportioned bedrooms, a stylish jack and jill ensuite shower room and a luxurious family bathroom. The staircase continues to the second floor where there is a further generous bedroom with ensuite shower room and an additional seventh bedroom, currently used as a gym. Externally the property occupies private mature grounds with notable features including extensive lawns, a courtyard garden, woodland area and outdoor entertaining areas. There is parking for multiple vehicles, a garage and carport.

Hillcrest is tucked away within the highly regarded village of High Shincliffe, approximately two miles from Durham City centre. It also has easy access to the A1(M) interchange at Bowburn, which provides good road links to both the North and South.

This amazing property must be viewed for full appreciation.

### GROUND FLOOR

#### Entrance Lobby

Welcoming entrance lobby with Amtico flooring, coving and radiator.

#### Cloakroom/WC

9'1" x 4'4" (2.77 x 1.33)

Comprising of a low level WC, a hand wash basin set to a vanity unit, Amtico flooring, radiator and UPVC double glazed opaque window. There is also useful fitted cloaks storage including hanging and drawer space.

#### Hall

Having UPVC double glazed French doors to the garden, a bespoke oak and glass staircase leading to the first floor, Amtico flooring, coving and a radiator.

#### Living Room

18'0" x 16'9" into bay (5.50 x 5.13 into bay)

Spacious reception room with a bay window having bi-fold doors to the garden, a fireplace housing a wood burning stove, Amtico flooring, picture rail and two radiators.

#### Kitchen, Dining and Garden Room

28'7" x 25'1" (8.73 x 7.66)

A wonderful space which is perfect for modern family living, blending modern design and comfort.

The heart of the home, the area combines the kitchen, a dining area and garden room.

The beautifully finished, contemporary kitchen with a large island unit has a comprehensive range of units with silestone work surfaces incorporating an inset sink with mixer tap and a wide range of appliances including a hob with inset extraction, a double oven and grill, combination microwave, a steamer, dishwasher and full size fridge and freezer. Hidden doors give access to the utility room.

The room has co-ordinating built in storage, feature lighting, Amtico flooring, two radiators, three UPVC double glazed windows and French doors to the side. The garden room also has a vaulted ceiling with three inset Velux windows.

#### Utility Room

26'10" x 6'0" (8.18 x 1.85)

Having a vaulted ceiling with three inset Velux windows, further UPVC double glazed windows to the front and rear, a comprehensive range of co-ordinating units, silestone worktops incorporating a ceramic sink, plumbing for a washing machine, space for a tumble dryer and American style fridge/freezer. Further features include recessed lighting, Amtico flooring, two radiators and external door to the front.

#### Family Room

16'0" x 10'10" (4.90 x 3.32)

A further flexible reception room which can be used to suit the individual needs of any buyer, having built in storage to one wall with sliding doors, UPVC double glazed windows to the rear and side, Amtico flooring and radiator.

### FIRST FLOOR

#### Landing

With a continuation of the staircase leading to the second floor, two UPVC double glazed windows, coving, recessed lighting and radiator.

#### Master Bedroom

16'9" x 15'7" (5.13 x 4.76)

Generously proportioned with a bay window, a radiator and fitted wardrobes to one wall providing hanging and shelving.

#### Bedroom Two

14'10" ext to 20'1" x 11'2" (4.53 ext to 6.14 x 3.42)

Generous double bedroom with UPVC double glazed windows to the rear and side, a large cupboard and radiator

#### Jack and Jill Ensuite

8'5" x 7'11" (2.57 x 2.42)

With a Jack and Jill door to the landing. Fitted with a cubicle having a mains fed shower, a wash basin inset to a vanity unit and WC. Having a UPVC double glazed opaque window to the front, a towel cupboard, radiator, heated towel rail and recessed lighting.

#### Bedroom Three

13'6" x 10'1" (4.12 x 3.08)

A lovely guest bedroom with UPVC double glazed window to the front, coving and a radiator.

#### Ironing Room

10'4" x 7'10" (3.15 x 2.39)

Well proportioned with a UPVC double glazed window to the rear and radiator.

#### Study

9'6" x 8'11" (2.92 x 2.74)

Having French doors opening out on to a small terrace, fitted storage with sliding doors to one wall and a radiator.

#### Family Bathroom/WC

9'11" x 9'5" (3.04 x 2.88)

A luxurious family bathroom comprising of a contemporary bath, a walk-in cubicle with rainfall shower and hand held attachment, a hand wash basin set to a large vanity unit and WC. Further features include a UPVC double glazed opaque window to the side, attractive tiling, an illuminated mirror, recessed lighting, a heated towel rail and an extractor.

### SECOND FLOOR

#### Landing

With access to bedroom six and seven.

#### Bedroom Four

17'10" x 16'0" (5.45 x 4.90)

A spacious bedroom with large UPVC double glazed window to the rear, making the most of the stunning views, a fitted wardrobe, recessed lighting and radiator.

#### Ensuite

12'3" x 4'1" (3.75 x 1.26)

Comprising of a cubicle having a mains fed shower, a wash basin inset to a vanity unit and WC. Having a Velux window, heated towel rail, shaver point and recessed lighting.

#### Bedroom Five/Gym

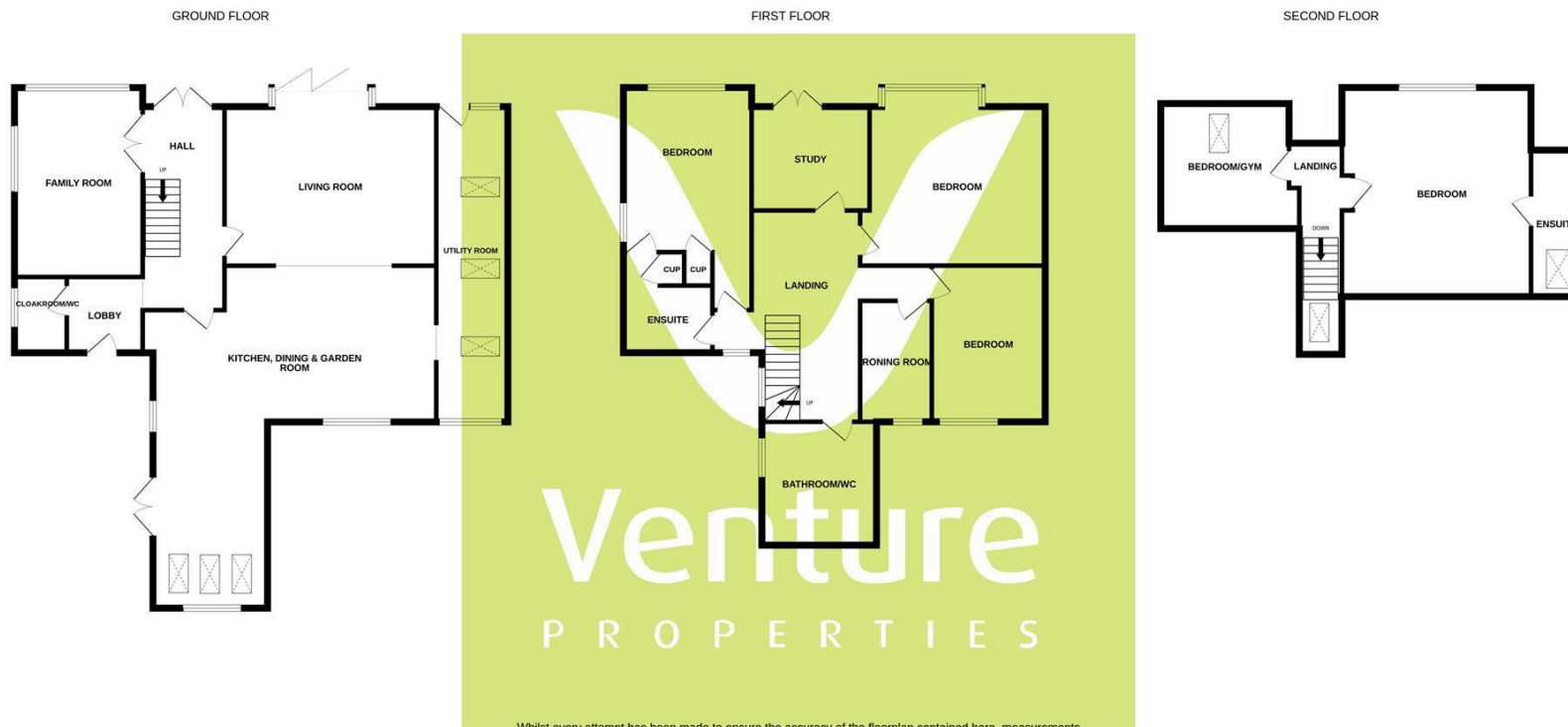
12'0" x 10'7" minimum (3.68 x 3.24 minimum)

Currently used as a gym. Having two Velux windows, recessed lighting and a radiator.

### EXTERNAL

The property enjoys a superb plot extending to 0.62 acres with stunning elevated views over Durham City and cathedral. Perfect for family buyers, there is a large lawn area and patio extending across the rear of the property, bordered by mature trees. To the bottom of the garden is a woodland area with zip wire. An attractive courtyard garden can be found at the front of the property, as well as a driveway for parking.

#### Garage and Car Port



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Leasehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Ultrafast Broadband available. Highest available speed is 515 Mbps.  
Mobile Signal/coverage: Limited with multiple providers. We recommend contacting your service provider for further information.  
Council Tax: Durham County Council, Band: F Annual price: £3,685 (Maximum 2025)  
Energy Performance Certificate Grade C  
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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