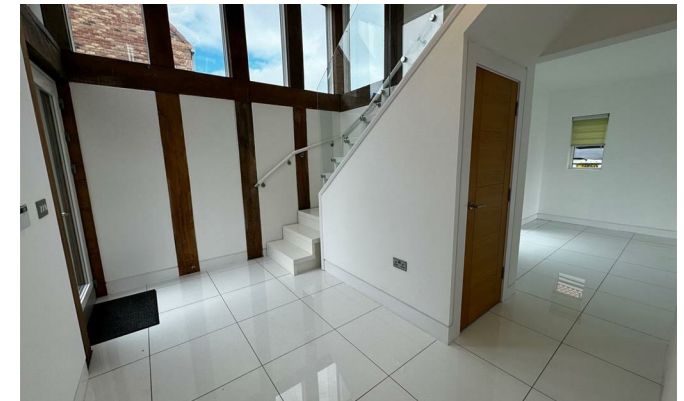


STUART EDWARDS



, Durham DH1 2QL

- RARELY AVAILABLE RENTAL ACCOMMODATION
 - MAGNIFICENT SURROUNDING VIEWS
 - 3 DOUBLE BEDROOMS
 - GARAGE & OFF ROAD PARKING
- EXCLUSIVE GATED DEVELOPMENT
 - ENERGY EFFICIENT LIVING SPACE
 - SUPERB FITTINGS THROUGHOUT
 - REAR GARDEN

£3,000 Per Month

Council Tax Band: F
EPC Rating: B

FULL DESCRIPTION

LUXURY RENTAL ACCOMMODATION RARELY AVAILABLE.

Constructed by the award winning Dere Street Homes in 2016, 5 Hill Top Farm is an architect designed farmhouse style property situated within a gated development. The property enjoys magnificent surrounding countryside views, adjacent to the Cathedral Golf Course and is within close proximity to Ramside Hall Hotel and its facilities.

Set within a cluster of 13 high end properties this home certainly comes with a wow factor.

Two secure entrance gates provide access onto this exclusive development with long sweeping driveway on the curtilage of the golf course.

The entrance to this home is flooded with natural light into the open plan family living space with luxury porcelain tiled flooring throughout. The lounge has a recessed feature fireplace for those cosy winter evenings and opens onto the fully equipped modern kitchen with useful utility room, cloakroom/wc and fabulous dining area with floor to ceiling triple glazed windows enjoying the breath-taking surrounding views.

A contemporary glass staircase leads to the first floor gallery style landing, again flooded with an abundance of natural light. The primary bedroom is exceptional with its own dressing room, en-suite shower room and glass balcony to enjoy elevated views to the rear. In addition, there's a further two double bedrooms and a stylish family bathroom suite with free standing bath and separate walk-in shower cubicle.

Externally there is one off road parking space to the front and additional off road parking is provided at the rear and this is accessed via the integral garage.

The rear garden is a tranquil space to enjoy this property's unique and wonderful setting with large Indian sandstone patio, laid lawn and raised decking area.

This property was constructed with modern energy efficient living in mind. Within the home there is a heat recovery system venting warm air through the property as well as having under floor heating to all rooms and triple glazing throughout. Additionally air conditioning is also available to all rooms.

Set less than 3 miles from the Historic Durham City with its delightful cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The A(M) Motorway is also close by to provide access to Newcastle which lies approximately 18 miles away as well as providing access to both the north and south of the region.

Superbly finished this home offers an exclusive location and luxury boutique style living, many could only dream of.

Properties of this calibre are not available long on the rental market, therefore early viewings are strongly recommended.

ENTRANCE HALLWAY

Magnificent open entrance hallway with triple glazed entrance door, porcelain tiled flooring, storage cupboard and glass feature staircase to the first floor rooms.

LOUNGE

12'5" x 19'7"

Recessed feature fireplace with inset multi fuel log burner, porcelain tiled flooring, smoke detector, and electronic blinds.

KITCHEN

8'2" x 10'5"

Range of handleless wall and floor units with luxury marble worktops incorporating upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, double oven, microwave, ceramic hob and extractor hood. Spot lighting, smoke detector, and porcelain tiled flooring leading through to the dining area.

DINING AREA

13'1" x 10'2"

A fabulous dining space with large floor to ceiling triple glazed window with skylights above to enjoy the fabulous surrounding views. This room boasts porcelain tiled flooring and has an access door to the large patio area and garden. Additionally this space opens on to both the lounge and kitchen to provide open plan living to the ground floor.

UTILITY

9'4" x 5'6"

A range of handleless wall and floor units with laminate worktops incorporating upstands and inset stainless steel sink and drainer unit with mixer tap. Automatic washing machine, porcelain tiled flooring and door to the garage.

CLOAKROOM/WC

6'3" x 4'11"

Cloac coupled wc, vanity unit with inset wash hand basin and tiled splashback, chrome heated towel rail, porcelain tiled flooring and spot lighting.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.