



The Avenue

, Durham City DH1 4EB

- RARE RENTAL OPPORTUNITY
- AVAILABLE NOW - FULLY FURNISHED
 - 2 RECEPTION ROOMS
- CLOAKROOM WC - BATHROOM & EN-SUITE
 - NO STUDENTS
- 3 STOREY VICTORIAN TERRACED HOUSE
 - 4 BEDROOMS & STUDY ROOM
- NEWLY FITTED KITCHEN WITH APPLIANCES
 - GARDEN
- PROFESSIONAL RENTAL ACCOMMODATION

£2,950 PCM

Council Tax Band: F EPC Rating:

FULL DESCRIPTION

Ivyholme is a distinguished period residence in one of Durham's most sought-after locations. This elegant home combines timeless Victorian character with sensitive modern upgrades, creating a warm, stylish and welcoming environment ideal for both refined family living and sophisticated entertaining. High ceilings, ornate coving, original fireplaces and beautifully preserved architectural details are present throughout, giving the property a sense of heritage and grandeur from the moment you enter.

This fabulous home is accessed via an entrance porch leading to the hallway and cloakroom/wc. The living room is a spacious and inviting retreat, decorated in soft green tones and illuminated by a large bay window that fills the space with natural light. Comfortable seating, warm wooden flooring and ambient lighting come together to form an atmosphere perfect for relaxation. Artworks and carefully chosen furnishings enhance the room's sense of calm and understated elegance.

The formal dining room continues the theme of classic refinement. A decorative chandelier, an ornate ceiling rose and a restored wooden sideboard create a striking setting for hosting guests. Rich wall colours and polished flooring make this room both intimate and impressive, offering a beautiful backdrop for dinners and celebrations.

The kitchen is a standout feature of Ivyholme. Designed with both style and functionality in mind, it includes newly fitted modern cabinetry in deep tones, patterned splashbacks, premium appliances and Rangemaster cooker. A generously sized dining area extends from the kitchen, creating a natural gathering point for everyday meals and social occasions. This space seamlessly blends cooking, dining and relaxation, making it ideal for modern living.

Upstairs, the principal bedroom offers a peaceful retreat, featuring soft grey walls, original wooden flooring and a large window that welcomes abundant daylight. A charming feature fireplace adds character to the room and emphasises its tranquil, restful ambience. Additionally there is a further two generous bedrooms and a study room. The main bathroom has been beautifully updated with a freestanding bathtub, a walk-in glass shower and contemporary fittings. The thoughtful design and materials create a spa-like environment that complements the home's overall sense of comfort and luxury.

The second floor hosts one of the property's most memorable spaces: a beautifully converted loft suite. With exposed timber beams, sloping ceilings, skylight windows and its own bathroom, this floor provides an atmospheric and private setting ideal for guests, older children or as a spacious home studio or office. The blend of rustic character and modern comfort makes this suite truly exceptional.

Beyond the interiors, Ivyholme offers a charming outdoor area suited to seasonal dining, quiet relaxation or gardening. Mature greenery and the peaceful nature of The Avenue enhance the sense of privacy and create an inviting external extension of the home. Parking is also available via the rear lane.

Situated in the highly desirable DH1 postcode, Ivyholme benefits from close proximity to Durham city centre, university buildings, transport links, reputable schools and scenic riverside walks. Its location offers the perfect combination of convenience and tranquillity.

Ivyholme represents a rare opportunity to acquire a beautifully presented and character-rich residence in one of Durham's most prestigious neighbourhoods. Its blend of classic architecture, modern comfort and prime location makes it an outstanding home ready to move into. For further enquiries or to arrange a viewing, please contact us directly.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks. Durham Railway Station is on the East Coast Main Line, offering fast and frequent services to major cities including Newcastle, Edinburgh, and London. Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and features a mix of high street stores and independent boutiques, numerous coffee shops, restaurants, pubs, and the historic Durham Market. It has an excellent bend of historical attractions with modern conveniences.

The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. The city boasts beautiful riverbanks, riverside walks and parks (such as Wharton Park and Flass Vale). Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

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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.

