



Woodside Durham Lane, Durham, DH6 2AS

Offers Over £625,000

Hive Estates welcomes to the market this impressive three bedroom semi-detached bungalow, set on approximately 3.5 acres of land in a beautiful rural location in Durham. Offering extensive equestrian facilities including 5 stables, a hay store, tack room, and a floodlit sand and rubber ménage, this unique home blends space, versatility, and countryside charm with outstanding outdoor potential.

Inside, the property features a spacious main lounge, bathed in natural light from multiple windows and finished with soft beige carpets, creating a warm and inviting living space. The lounge flows seamlessly into a bright, modern kitchen fitted with wood effect tiled flooring, white and grey cabinetry, and white worktops. Integrated appliances include an oven, wine fridge, and dishwasher, with ample space for a freestanding American-style fridge freezer.

A separate utility hall houses a washing machine and provides direct access to the private rear garden ideal for practical everyday use.

There are three generously sized double bedrooms, all fitted with carpets, offering comfortable and peaceful accommodation. In addition, the property benefits from a dedicated office space, perfect for home working or study. The home has also been extended to include a second lounge area, which opens into an open-plan dining room a stunning space featuring wood flooring and patio doors leading out to the garden, where you can enjoy scenic countryside views.

The master bathroom is a standout feature, beautifully finished with floor-to-ceiling tiles, a freestanding bath, walk-in shower, WC, and wash basin.

Externally, this property truly excels. Sitting on 3.5 acres of land, it boasts 5 stables, a hay store, tack room, and a floodlit sand and rubber ménage, making it ideal for horse owners or those seeking a rural lifestyle. There is also huge potential for further development (subject to permissions). A double garage and private electric gated driveway provide parking for up to five cars. Surrounded by open fields and nature, this home is a rare find in a peaceful rural setting.

Living Room 23'5" × 14'7" (7.15 × 4.45)

Kitchen 17'7" x 11'11" (5.38 x 3.64)

Dining room 15'8" x 11'10" (4.80 x 3.61)

Living Room 2 14'5" x 11'10" (4.41 x 3.61)

Bedroom 1 11'9" x 9'10" (3.60 x 3.00)

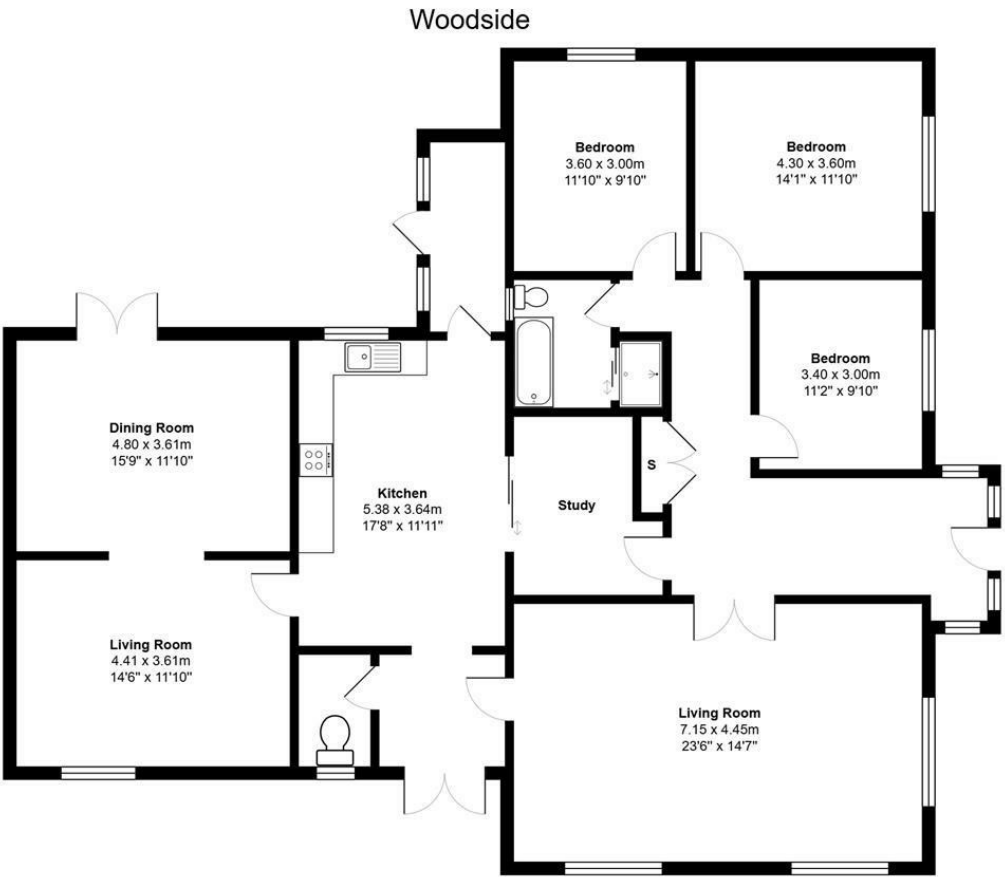
Bedroom 2 14'1" x 11'9" (4.30 x 3.60)

Bedroom 3 11'1" x 9'10" (3.40 x 3.00)

Bathroom 8'6" x 5'2" (2.60 x 1.60)

Study 9'10" x 6'6" (3 x 2)

Floor Plan



Total Area: 174.2 m² ... 1875 ft²
All measurements are approximate and for display purposes only

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

