



# The Byre

Low Station Road, Leamside,  
County Durham



SANDERSON  
YOUNG





## The Byre Low Station Road, DH4 6QX

The Byre is an immaculately presented and stylish, detached barn conversion, that is placed in the village of Leamside, Co. Durham. The property, which has been sympathetically converted and completely restored by the current owners, now offers one of the finest homes within the area.

This lovely stone and brick built home, which is accessed via GSM Automated electronic entrance gates, offers a beautiful countryside location, whilst also being only 10 minutes from the City of Durham and only a short walk to Durham Park & Ride.

Leamside is a small village that is situated just off from the A690 and offers easy access into both Durham and Sunderland City Centres. The property is placed close to the A1 providing excellent transport links into Newcastle City Centre and throughout the region, as well as being also situated close Ramside Hall, offering direct access to superb golfing and spa facilities, and The Three Horse Shoes Public House which is only a short walk away. There is excellent train links from Durham Station into London Kings Cross to the South and Edinburgh to the North in approx. 3 hours.

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### Price Guide:

Guide Price £750,000

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The internal accommodation briefly comprises: Lovely entrance hall with exposed stone walls, stone flagged flooring and glazed windows overlooking the courtyard | The hallway then leads through to an impressive open plan living, dining, and kitchen space, again with stone flagged flooring with bespoke Herrington Gate fitted kitchen with central island, 'Belfast' sink, granite work surfaces, hand painted cabinetry and a gas 'AGA' with vaulted ceiling and beautiful solid oak exposed beams. The kitchen area also offers a pantry cupboard and exposed stone wall with a separate island, with wooden worktops and a breakfast bar which is ideal for entertaining.

The living and dining space then provides a lovely and extensive sitting and living area with stone fireplace and wood burning stove that is open to the dining area with bi-folding doors leading to a covered terrace and oak staircase leading to the first floor | To the rear of the main kitchen area is a second preparation kitchen/small larder with electric oven, gas hob, bespoke fitted cabinetry and wooden work surfaces, which again is ideal for entertaining guests.

The stairs then lead up to the incredible principal suite with dual 'His & Hers' vanity sinks, free standing bathtub and shower which in turn opens up to the beautiful double bedroom with walk-in wardrobe and door leading to a private, south west facing sun terrace with glass balustrades and incredible uninterrupted views of the countryside.



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The main hallway then leads through to a second reception room with wood burning stove, sliding timber doors and wooden panelling with vaulted ceiling and exposed beams | The rear hallway then leads onto a second living space/ bedroom with fully fitted media and audio system and French doors leading to the courtyard, ensuite shower room and WC with stairs leading to the first floor.

To the rear first floor, accessed via the secondary staircase, is a third double bedroom space/office with dressing area and ensuite bathroom with two piece suite.

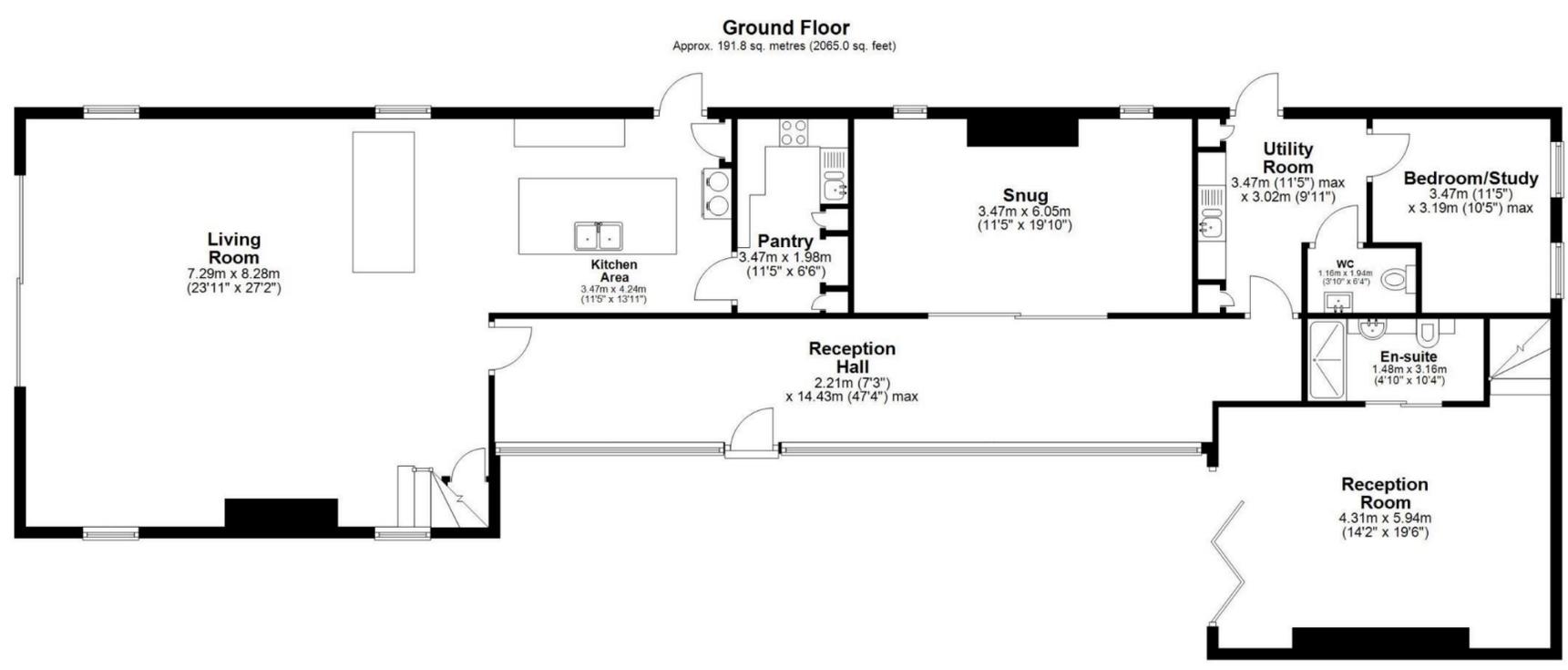
To the very rear of the ground floor of the property is a large utility and boot room, with ground floor shower room with WC and door to side access.

Externally, the property is accessed via GSM Automated gates and enjoys a substantial plot, which is mainly gravelled with superb open aspect views to the south, which could easily be converted to a garden space should it be required, and offers secure off street parking for multiple vehicles.

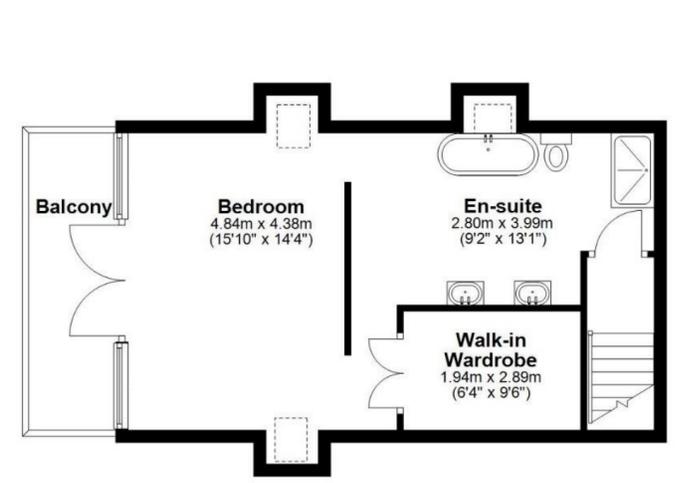
The property further benefits from CCTV surveillance cameras, natural stone flooring throughout and underfloor heating.

Immaculately presented throughout, with plantation shutters and timber double glazed windows, this fantastic barn conversion simply must be viewed to fully appreciate the attention to detail and size of accommodation on offer and early viewings are deemed essential.

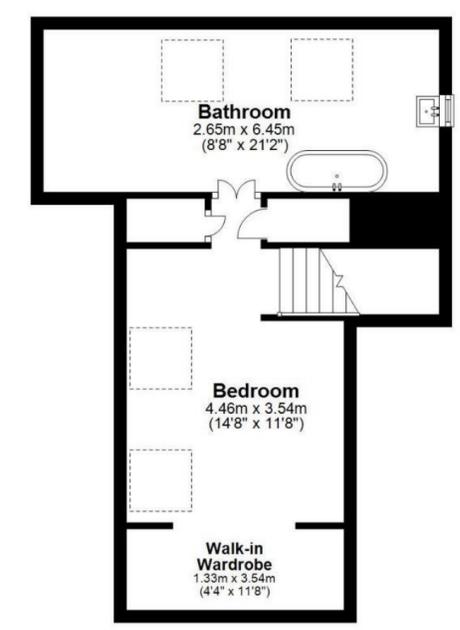
Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating TBC



**Ground Floor**  
Approx. 191.8 sq. metres (2065.0 sq. feet)



**First Floor**  
Approx. 87.0 sq. metres (936.6 sq. feet)



Total area: approx. 278.9 sq. metres (3001.7 sq. feet)  
**The Byre, Houghton Le Spring**



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