



MAYNESFORTH HOUSE

High Farm Rise, Great Lumley, Chester Le Street, Durham



AN EXCEPTIONAL CONTEMPORARY FAMILY HOME

Featuring eight spacious double bedrooms, bespoke luxury interiors,
advanced renewable energy systems, landscaped gardens, and panoramic countryside views.

Summary of accommodation

Ground Floor: Entrance hall | Living & dining area | Bespoke kitchen | Orangery | Inner hall | Utility & boot room | Cloakroom

First Floor: Principal bedroom with dual en suites & dressing areas | Music room | Study/home office (with library and roof terrace)
Bedroom four | Guest suite with guest bedrooms two and three with en suite

Second Floor: Bedroom two and three (snug) with en suite bathroom

Distances: Durham 6 miles, Newcastle 14 miles, Sunderland 11 miles

A1(M) 2 miles, Newcastle International Airport 22 miles

(All distances and times are approximate)

SITUATION

Maynesforth House is situated in a private and exclusive development of just four individually designed executive homes, in the sought-after village of Great Lumley. The location provides excellent access to nearby towns including Durham and Chester-le-Street, as well as quick connectivity to the A1(M), linking to Newcastle, Leeds, and beyond. Rail services from nearby stations offer direct connections to London and Edinburgh, while Newcastle International Airport is within easy reach for national and international travel.

THE PROPERTY

This outstanding residence extends to over 5,500 sq ft and has been meticulously designed to an exceptional standard, combining spacious, versatile accommodation with a contemporary, eco-conscious specification. A soaring atrium entrance hall sets the tone, flowing into over 44 feet of open-plan living space which includes a bespoke walnut and white high-gloss kitchen with premium integrated appliances, a feature slate wall with a wood burning stove, and a seamless transition into a bright orangery with garden views.

Each of the eight double bedrooms is beautifully proportioned, with en suites or dressing areas, including a spectacular principal suite with south-facing balcony and dual wet rooms. The guest suite offers private accommodation, perfect for visitors or multi-generational living, the roof terrace can be accessed from the study/home office which benefits from uninterrupted views.

Sustainable living is at the heart of the design, with state-of-the-art renewable systems including an air source heat pump, rainwater harvesting, and a mechanical ventilation with heat recovery system. Underfloor heating is installed throughout the ground floor for optimal energy efficiency.



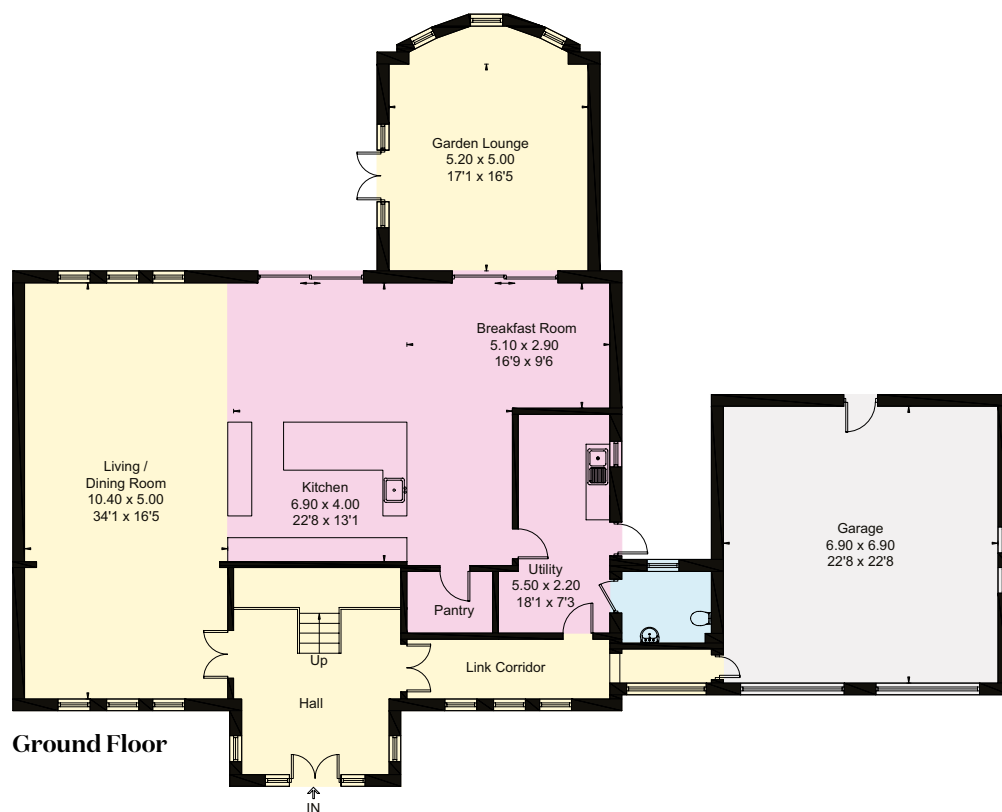




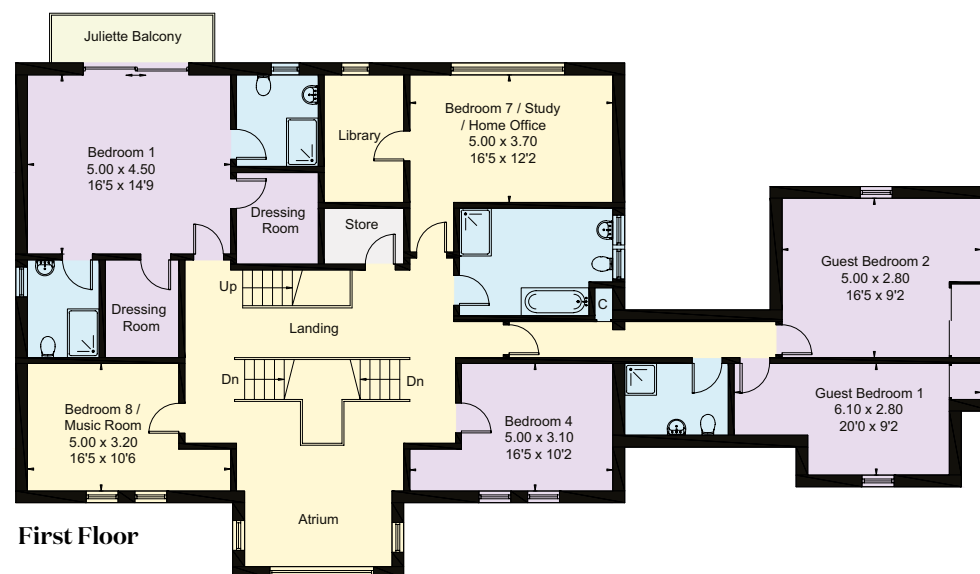
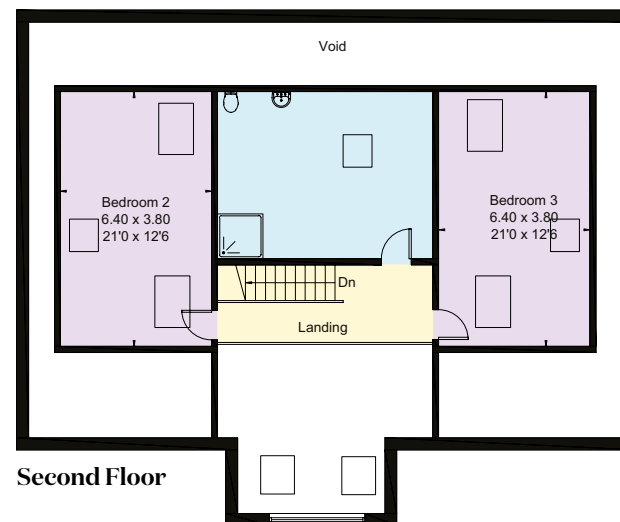




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 516 sq m / 5554 sq ft
(Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

EXTERNALLY

To the front, the property enjoys a formal courtyard with natural gravel driveway, spiral topiary, and attractive stone pillars. There is ample parking and a double garage with internal access and control systems for rainwater management. The rear of the property features a south-facing decked terrace with LED lighting, leading onto expansive lawns, a wildflower meadow, and a secluded BBQ area. A further landscaped west garden includes raised beds, a pond, and breathtaking views over open countryside towards Durham Cathedral. A private orchard offers a variety of mature fruit trees.

PROPERTY INFORMATION

Services

- Air source heat pump
- Rainwater harvesting
- Mechanical ventilation and heat recovery
- Underfloor heating to ground floor
- Mains electricity, water, and drainage
- 10 PV and 6 solar Domestic Hot Water panels

Local Authority: Durham County Council

Tenure: Freehold

Council Tax: Band G

EPC: C





I would be delighted
to tell you more.

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