



# FOXWOOD

Low Friarside Lane, Burnopfield, Newcastle upon Tyne





# AN EXCEPTIONAL FIVE BEDROOM CONTEMPORARY HOME

Beautifully positioned in approximately 18 acres with direct access to the scenic Derwent Walk

## Summary of accommodation

Reception hall | Cloakroom | Galleried hall | Open-plan kitchen/living/dining area | Utility room | Boot/dog room | WC

Principal bedroom with dressing room and en suite | Four further bedrooms (two en suite) | Family bathroom | Office

Log-fired sauna | Large barn/outbuilding approx. 12m x 30m

**In all about 18 acres**

**Distances:** Newcastle upon Tyne – 12 miles | Durham – 18 miles | Newcastle International Airport – 12 miles

(All distances are approximate)



# SITUATION

Foxwood enjoys a truly privileged setting in a picturesque and semi-rural location within the heart of the Derwent Valley. Surrounded by mature woodland and rich in local wildlife, this unique estate offers both privacy and tranquillity, while remaining highly accessible to local amenities and transport links.

Nearby Burnopfield village offers a selection of everyday conveniences including schools, golf course and shops and Rowlands Gill has a wider choice of shops, restaurants, and leisure facilities. The surrounding area is home to a wealth of scenic walks, cycle paths and bridleways, with the Derwent Walk and the historic Gibside National Trust estate both within easy reach – ideal for families and lovers of the outdoors.

Transport links are excellent, with fast road access to the A1(M), connecting you to Newcastle, Durham, and other key business centres. Newcastle Central Station offers regular rail services to London King’s Cross and Edinburgh, while Newcastle International Airport is within convenient driving distance.





# THE PROPERTY

Originally formed from a traditional stable block, Foxwood has been thoughtfully reimagined to create a striking, energy-efficient contemporary home that blends architectural innovation with modern country living.

The home's torched larch cladding and full-height aluminium windows create a bold visual statement, while the interiors are designed to capture natural light and showcase the surrounding landscape. Upon entering, the impressive reception hall/lobby—with vaulted ceilings and expansive glazing—immediately sets the tone, best suited as a reading room, library, or formal entrance space.

The open-plan kitchen/living/dining room is the true heart of the home—spacious, stylish, and designed for modern family life. Every window frames a view of the surrounding grounds, ensuring a strong connection with nature. The bespoke kitchen features sleek contemporary cabinetry around a central island, and includes a full suite of premium appliances: two single ovens, one being a steam oven, as well as an additional microwave oven, warming drawer, induction hob with integrated extractor, Quooker tap, fridge, freezer, and dishwasher.

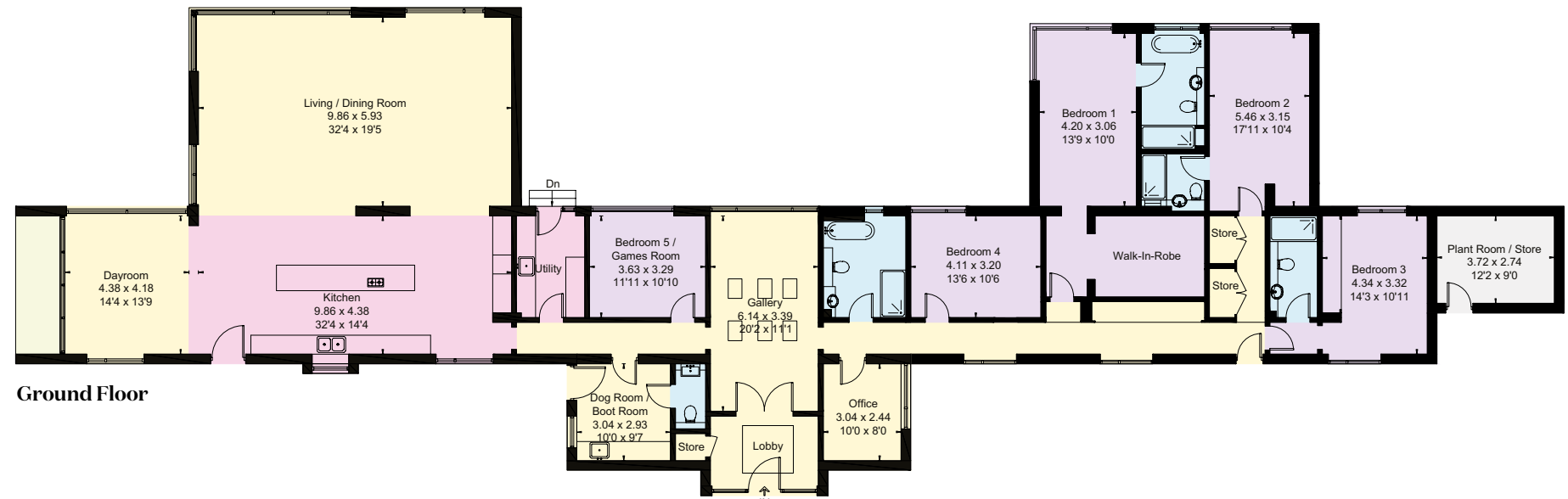
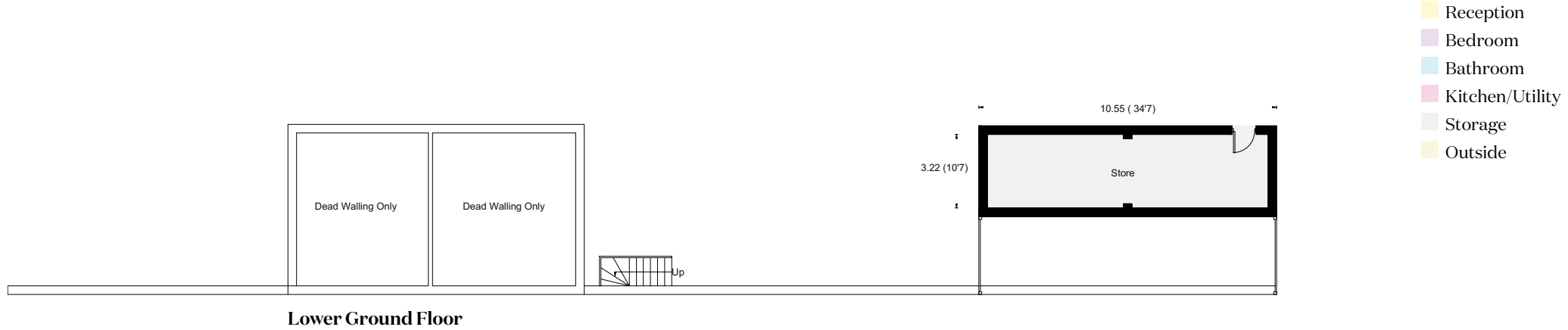
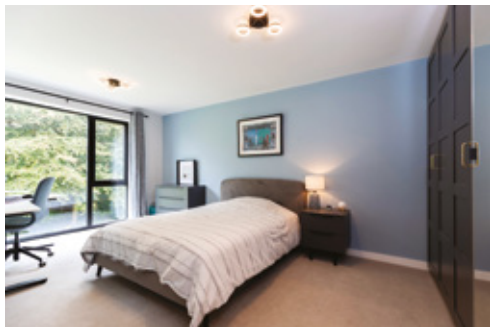
A light-filled corridor connects to the principal bedroom suite, complete with a walk-in dressing room, full-height corner glazing, and a luxurious en suite with freestanding bath, large walk-in shower, and vanity basin. Two additional bedrooms benefit from well-appointed en suite bathrooms, while the remaining two bedrooms—one currently used as a snug, the other as a guest bedroom—share access to a stylish family bathroom, the final room accommodates the home office.

Completing the interior accommodation are a practical utility room, boot/dog room with garden access, and an additional WC.

Externally, there is access to a lower-level storage room, currently used for general storage but with potential to be converted into a wine cellar.







Approximate Gross Internal Area = = 339.4 sq m / 3653 sq ft  
 Outbuildings = 36.1 sq m / 388 sq ft  
 Total = 375.5 sq m / 4041 sq ft

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.





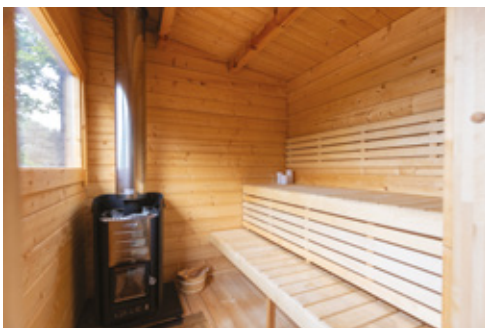
## EXTERNALLY

Foxwood is approached via a private, no-through road and occupies a peaceful position within an exclusive enclave. The pillared entrance leads to a generous gravel driveway providing ample parking, with potential to construct a detached garage (subject to the necessary consents).

The gardens and grounds extend to approximately 18 acres, thoughtfully landscaped with expansive lawns, mature trees, herbaceous borders, and woodland walks. A fully fenced woodland area offers both privacy and biodiversity, while a log-fired sauna sits in a quiet corner, perfectly positioned to take in breathtaking sunsets.

Additional outdoor features include a productive vegetable garden with raised beds, a polytunnel, small orchard, and a number of peaceful seating areas.

The large barn/outbuilding (12m x 30m) is fitted with lighting and power, and currently serves as a workshop and office. It offers exciting potential for conversion or further development, subject to the usual consents.



## PROPERTY INFORMATION

### Services

- Air source heating
- Mains electricity
- Mains drainage

**Local Authority:** Durham County Council

**Tenure:** Freehold

**Council Tax:** Band G

**EPC Rating:** B





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to tell you more.

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