

# SIGNATURE

## NORTH EAST

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📍 3 Little Greencroft Farm, Knitsley DH8 7PD

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**Asking Price**  
**£820,000**

Signature North East proudly presents this stunning 5-bedroom property, located near the charming village of Lanchester. This property is part of an award-winning development built in 2018. Nestled in a very private estate, this home boasts generous rooms, radiant natural light and is in close proximity to a variety of local independent bars and restaurants, perfect for relaxed evenings out. Families will appreciate the nearby schools, including Lanchester E.P. Primary School and Castleside Primary School. A short 15-minute drive takes you to Durham, a charming city ideal for summer outings, where you can explore the renowned Castle and Cathedral, enjoy leisurely strolls around the historic streets, or take a river venture. Durham train station also offers excellent transport links to Newcastle, London, and Edinburgh.

As you enter the property, you are greeted by a light and bright entrance hallway featuring an eye-catching original farm stone feature wall. The heart of the home is an open-plan living room and kitchen/dining area. This bright and spacious area boasts an artistic wooden staircase as a central piece, with a walkway above. The living room includes a striking copper-plated wall and a large log burner fire, creating a cosy yet artistic atmosphere. The kitchen, equipped with integrated appliances such as a fridge freezer, two ovens, a grill, hob, two dishwashers, and a wine cooler, offers ample space with attractive wall and base units complemented by sleek countertops and a freestanding island. From here, you can access the large utility room and step out to the rear patio area through elegant sliding doors. Adjacent to the open-plan space is a family room, a convenient W.C., a large study with bright windows, and additional storage options in the hallway, including a secondary staircase.

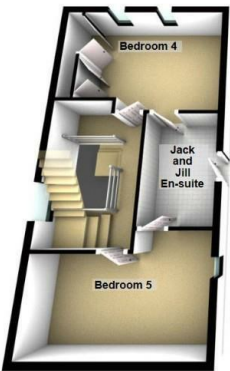
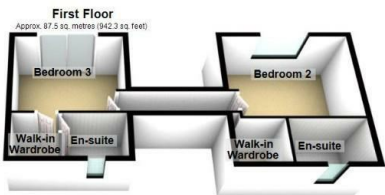
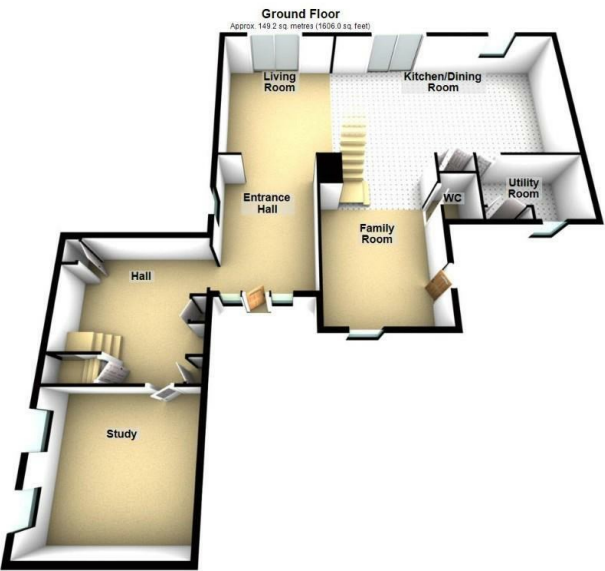
Upstairs, the property features five generously sized bedrooms, each easily accommodating a double bed and furnishings. Every bedroom has access to an ensuite, with bedrooms four and five sharing a Jack and Jill ensuite. Bedrooms one, two, and three include ensuites and walk-in wardrobes, offering hotel-like comfort for guests. Bedroom three also features a Juliette balcony, while the stunning master bedroom on the second floor showcases exposed beams and a charming window nook with farm stone elements, creating a beautiful focal point.

Externally, this home offers a vast amount of land, including a paddock with significant potential. The outdoor space is perfect for family living, entertaining, and summer fun. There is ample parking space for about seven cars and a double garage. The double-level garage, complete with extensive fitted storage, offers the potential for conversion into a gym or art studio. This property blends contemporary aesthetics with cosy charm, making it an ideal family home.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 278.9 sq. metres (3002.2 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
16'5" x 13'0"
- Kitchen / Dining Room  
25'9" x 16'5"
- Family Room  
19'1" x 12'5"
- Study  
14'6" x 13'10"
- Utility Room  
11'3" x 7'8"
- WC  
5'4" x 3'10"
- Bedroom One  
22'1" x 15'0"
- En Suite  
7'10" x 7'2"
- Bedroom Two  
14'6" x 11'4"
- En Suite  
8'5" x 5'6"
- Bedroom Three  
12'7" x 10'7"
- En Suite  
7'1" x 5'6"
- Bedroom Four  
15'0" x 9'10"
- Jack and Jill En Suite  
9'10" x 6'5"
- Bedroom Five  
15'0" x 9'8"

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 92        |
| (81-91) <b>B</b>                            | 79      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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