



Low Burn Hall Farm, Darlington Road, DH1 3ST
3 Bed - Barn Conversion
O.I.R.O £350,000

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Low Burn Hall Farm

Darlington Road, DH1 3ST

Stunning Rural Setting ** Unique Barn Conversion ** No Upper Chain ** Outskirts of Durham City ** Well Presented & Spacious Floor Plan ** Underfloor Heating by an Air Source Heat Pump ** Mechanical Air Circulation System ** Ample Parking & Picnic Style Garden & Additional Paddock (approx. 105 ft by 105 ft) ** Good Road Links ** Early Viewing Advised **

This renovated barn enjoys an idyllic setting in a secluded and peaceful area, just off the A167 and near Durham City. With lofty ceilings and exposed beams, it exudes the charm of a country cottage. The layout comprises an entrance leading to a spacious open-plan kitchen/diner equipped with modern amenities such as a double oven, warming drawer, induction hob, integrated fridge, freezer, dishwasher, and washing machine. A generous lounge provides access to the rear garden, while three bedrooms, including a master with En-suite shower facilities, and a separate family bathroom/wc complete the accommodation. Double glazing and underfloor heating via a contemporary heat exchange system enhance comfort. Outside, the property offers breath-taking views of the surrounding countryside, with the River Wear nearby. Additionally, there's ample off-road parking and a sizable paddock, approximately 105 ft by 105 ft, adding to the appeal.

Low Burn Hall is situated in an area of significant landscape importance, nestled within the green belt just 3 miles from the storied city of Durham. The sweeping vistas of the cathedral and castle have garnered acclaim as one of Europe's most exquisite architectural spectacles, now bestowed with the prestigious designation of a World Heritage Site. Durham boasts exceptional amenities, including a pedestrian shopping precinct and a diverse selection of state primary and secondary schools.













Living Room

18'6 x 17'0 (5.64m x 5.18m)

Kitchen/Dining Room

20'2 x 15'7 (6.15m x 4.75m)

Utility/Store

Bedroom One

18'0 x 15'7 (5.49m x 4.75m)

En-Suite

Bedroom Two

11'7 x 10'0 (3.53m x 3.05m)

Bedroom Three

11'7 x 10'0 (3.53m x 3.05m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic Tank Approx £50 per year sewerage maintenance charge

Heating: Underfloor heating via Air-source heat pump

Mobile Signal/Coverage: Not Known

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3346 p.a

Energy Rating: E



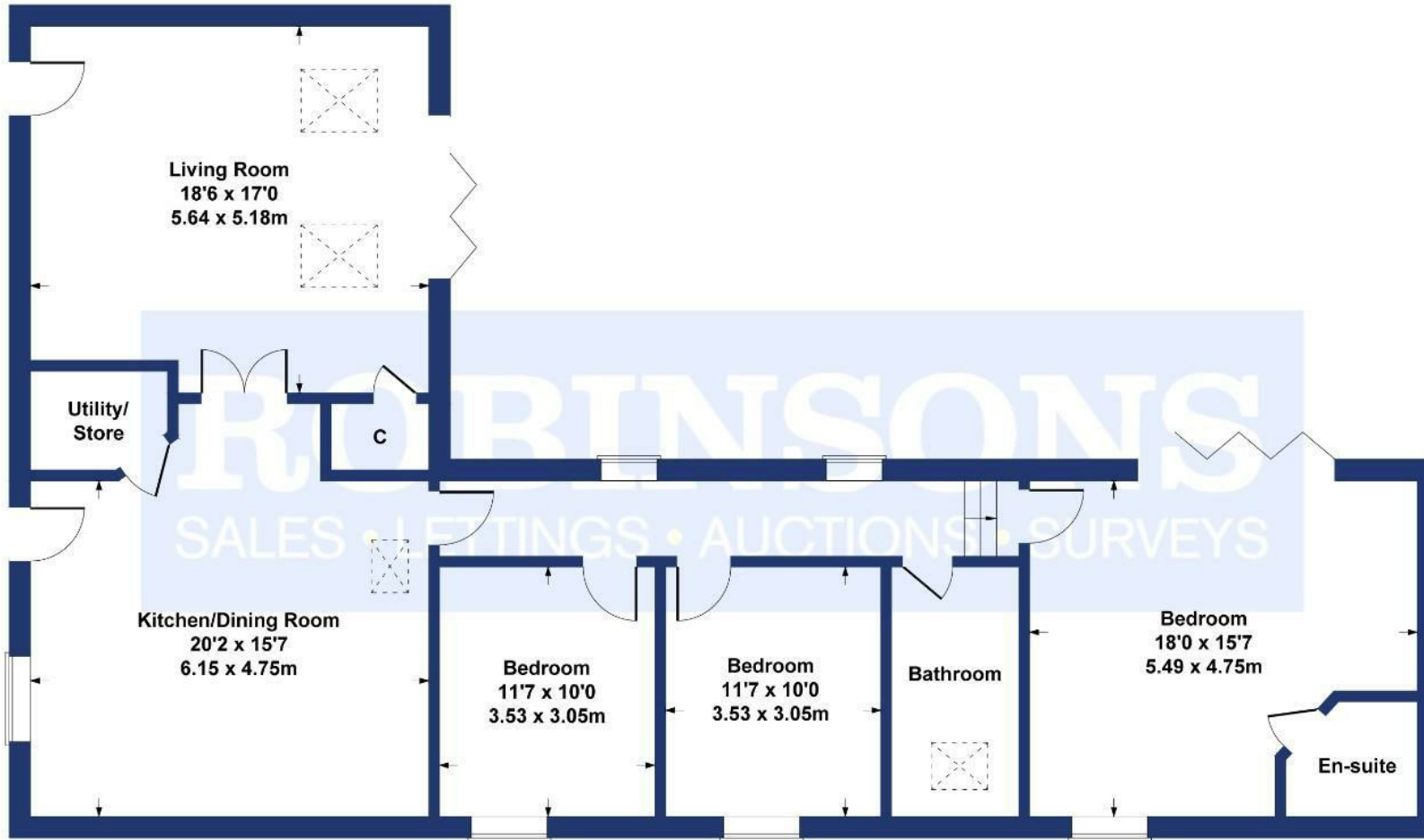
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Saltwell Gill Barn

Approximate Gross Internal Area
1394 sq ft - 130 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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