



Burn Hall, Darlington Road, DH1 3SR
3 Bed - House
O.I.R.O £385,000

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Burn Hall

Darlington Road, DH1 3SR

Stunning Development ** Fabulously Upgraded ** High Specification ** Under Floor Heating **
Picturesque Woodland/River Walks ** Ideal For Professionals ** Secluded & Secure **

Located within the award-winning Burn Hall Estate, a truly unique and prestigious setting just off Darlington Road in Durham. This exclusive estate comprises the original historic hall alongside 24 individual and architecturally distinctive properties, all nestled within 30 acres of private, listed parkland.

The surroundings offer a perfect blend of luxury and nature, featuring enchanting woodland, tranquil river walks, and even rights for salmon and trout fishing, creating a peaceful retreat for residents.

Accessed via a grand entrance, the estate is securely enclosed with remote-controlled gates and monitored by CCTV, ensuring both privacy and peace of mind. Beautifully lit driveways and courtyard areas enhance the sense of elegance and exclusivity throughout.

The ground floor comprises of an entrance vestibule leading through to a fabulous open plan living, kitchen and dining space. The ground floor benefits from marble flooring and under floor heating throughout.

The living area features a wall mounted Leenders wood burning stove.

The high specification kitchen offers a range of integral appliances, breakfast bar and solid oak worktops. Through the kitchen, to the rear, a porch and WC. Double height ceilings and South facing windows bath the ground floor in light. A solid white oak and glass staircase provides access to the first floor. On the first floor there are three bedrooms, a master en-suite and a main bathroom/WC with bath. The vaulted ceilings provide, character, space and natural light.

Outside there is a lovely seating area within the sunny courtyard. The property further benefits from a garage and parking. Surrounded by extensive areas of private woodland, a paddock, serene seating areas and diverse range of quiet, peaceful walks.













LOCATION

Despite its secluded feel, Burn Hall is ideally situated a short distance from Durham centre, offering access to a range of amenities and cultural attractions. Transport links are excellent, with the A167 and A1(M) close by and Durham railway station providing direct connections to Newcastle, York, and London.

For families, the area is well served by top-rated schools such as Durham Johnston Comprehensive, St Leonard's Catholic School, and a range of independent schools. Combining outstanding security, scenic surroundings, and prime location, this property presents an exceptional and unique lifestyle opportunity for a discerning buyer.

GROUND FLOOR

Entrance Vestibule

Open Plan Living Kitchen & Dining

Kitchen

14'06 x 12'0 (4.42m x 3.66m)

Living & Dining

17'10 x 18'04 (5.44m x 5.59m)

Rear Hallway

Cloak/WC

FIRST FLOOR

Bedroom

18'04 x 12'0 (5.59m x 3.66m)

En-Suite

8'01 x 5'06 (2.46m x 1.68m)

Bedroom

11'02 x 8'11 (3.40m x 2.72m)

Bedroom

11'02 x 8'11 (3.40m x 2.72m)

Bathroom/WC

8'0 x 5'07 (2.44m x 1.70m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3Mbps, Superfast 58Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold. There is an estate maintenance/management charge payable of approx. £2029pa

Council Tax: Durham County Council, Band F - Approx. £3685p.a

Energy Rating: E

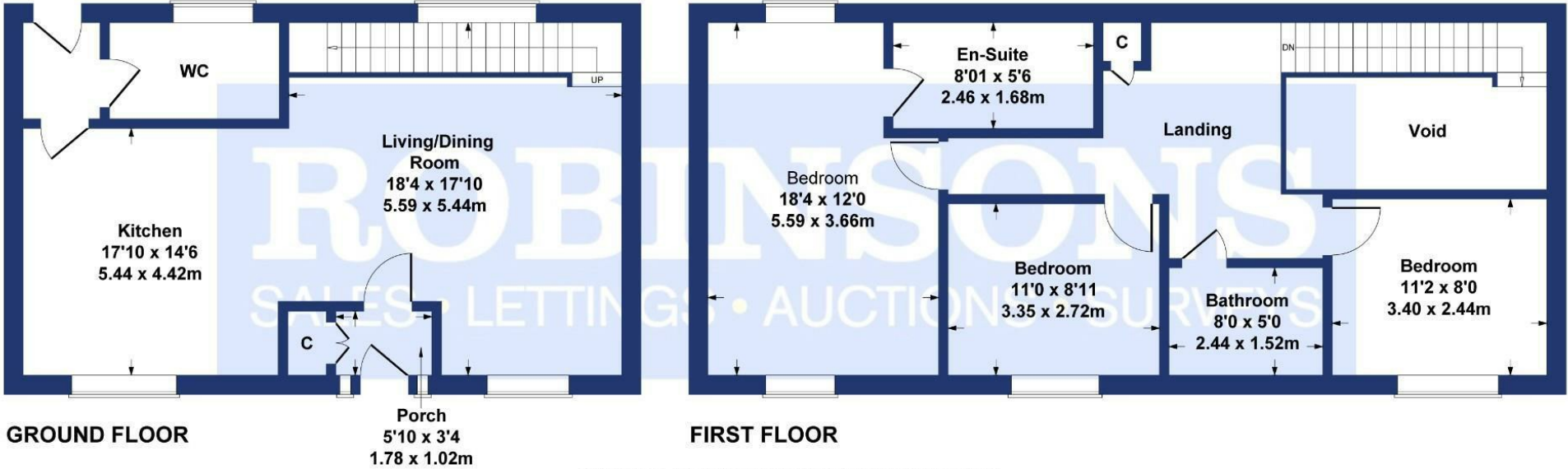
We understand the property is in a conservation area. There is an annual site fee of approx. £2000.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Burn Hall
Approximate Gross Internal Area
1372 sq ft - 127 sq m



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









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