



Lodge Farm, Bearpark, DH7 7EA
4 Bed - House - Detached
O.I.R.O £825,000

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Lodge Farm

Bearpark, DH7 7EA

A truly exceptional four-bedroom detached home, set within the highly desirable semi-rural enclave of Lodge Farm. Surrounded by open countryside, the property enjoys breath-taking panoramic views and offers a rare combination of privacy, character and generous outdoor space.

Occupying an extensive plot totalling approx. 2.03 acres, which includes a paddock, together with excellent parking including a block-paved driveway and a detached double carport with electric roller doors. A standout feature is the sympathetically converted 17th-century byre, fully insulated and upgraded with electrics, now providing a superb and flexible space. Currently arranged as a games room with a mezzanine office, it is ideal for home working or leisure use.

The accommodation opens into a welcoming entrance hall leading to a stunning kitchen fitted with an elegant range of units, luxurious marble worktops and matching upstands. Bi-fold doors open directly onto the rear gardens, creating a bright and sociable space. The spacious living room also features bi-fold doors and a charming log burner. Completing the ground floor are a utility room, contemporary WC and a versatile fourth bedroom currently used as an office.

To the first floor, three well-proportioned double bedrooms all benefit from fitted wardrobes. The principal bedroom enjoys spectacular countryside views and a private en-suite shower room, while the fully tiled family bathroom features both a bath and separate shower.

Externally, the beautifully landscaped gardens offer multiple areas for relaxation and entertaining, including a bespoke sunken garden, outdoor cooking area and a unique putting green.

Set within a peaceful hamlet of just six homes, the property combines a strong sense of community with a private and tranquil setting, while Durham City Centre is only a short drive away, offering excellent amenities, transport links and good schooling.













LOCATION

Lodge Farm is beautifully positioned within an Area of High Landscape Value and lies partly within the Green Belt, enjoying a truly exceptional rural setting just three miles from the historic heart of Durham. The property commands far-reaching panoramic views towards Durham Cathedral and Castle—an iconic skyline widely regarded as "one of the finest architectural experiences in Europe" and recognised as a UNESCO World Heritage Site.

The surrounding landscape offers both tranquillity and recreation, with the Lanchester Valley Railway path close by. Tracing the River Browney through unspoilt countryside, it provides an idyllic route for walking, cycling, and enjoying the natural beauty of the area.

The City of Durham offers a distinguished range of amenities, including an attractive pedestrianised shopping centre and an excellent choice of highly regarded state and independent primary and secondary schools. Durham University, consistently ranked among the UK's top ten universities, further enhances the city's academic and cultural standing.

Connectivity is excellent, with intercity rail services available from Durham City, and national and international travel provided via Newcastle International Airport and Durham Tees Valley Airport. The region's principal commercial and cultural centres are all readily accessible, making Lodge Farm a rare blend of seclusion, heritage, and convenience.

Agents Notes

Council Tax: Durham County Council, Band G - Approx. £4252 p.a

Tenure: Freehold

Estate Charge – £50 per month into fund for gravel, fence painting etc.

Property Construction – Brick, Block and Stone

Gas Supply - NA

Electricity supply – Mains

Water Supply – Mains

Sewerage – Cesspit

Heating – Oil Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – None known but Vendor allows Farmer access every two months to feed animals

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

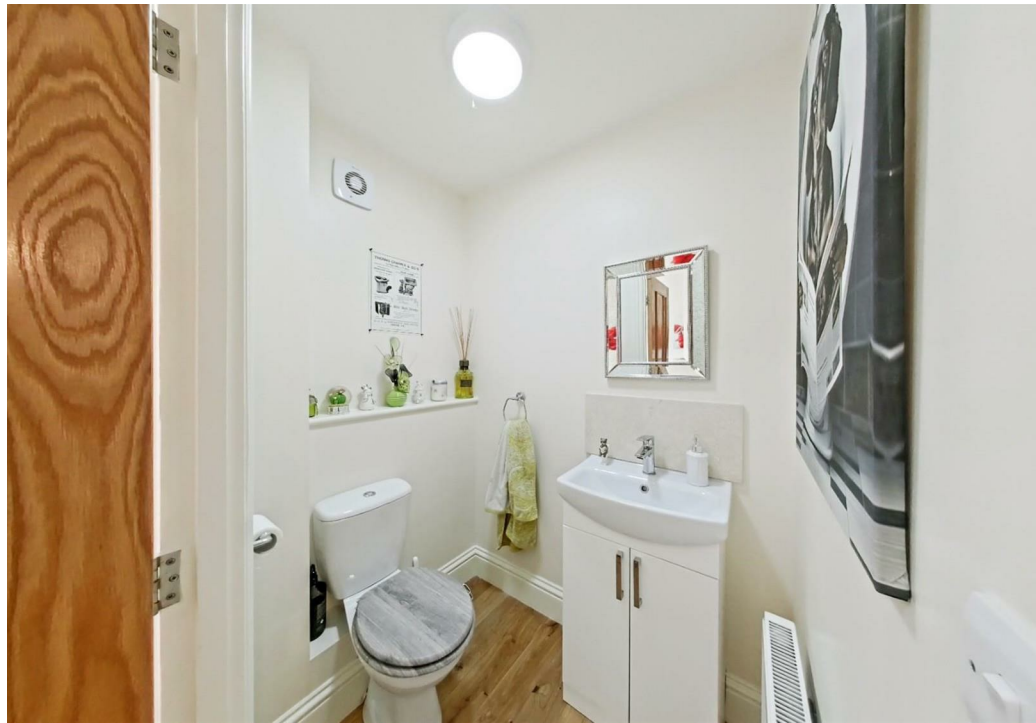
Planning Permission – Nothing in the local area to affect this property that we are aware of

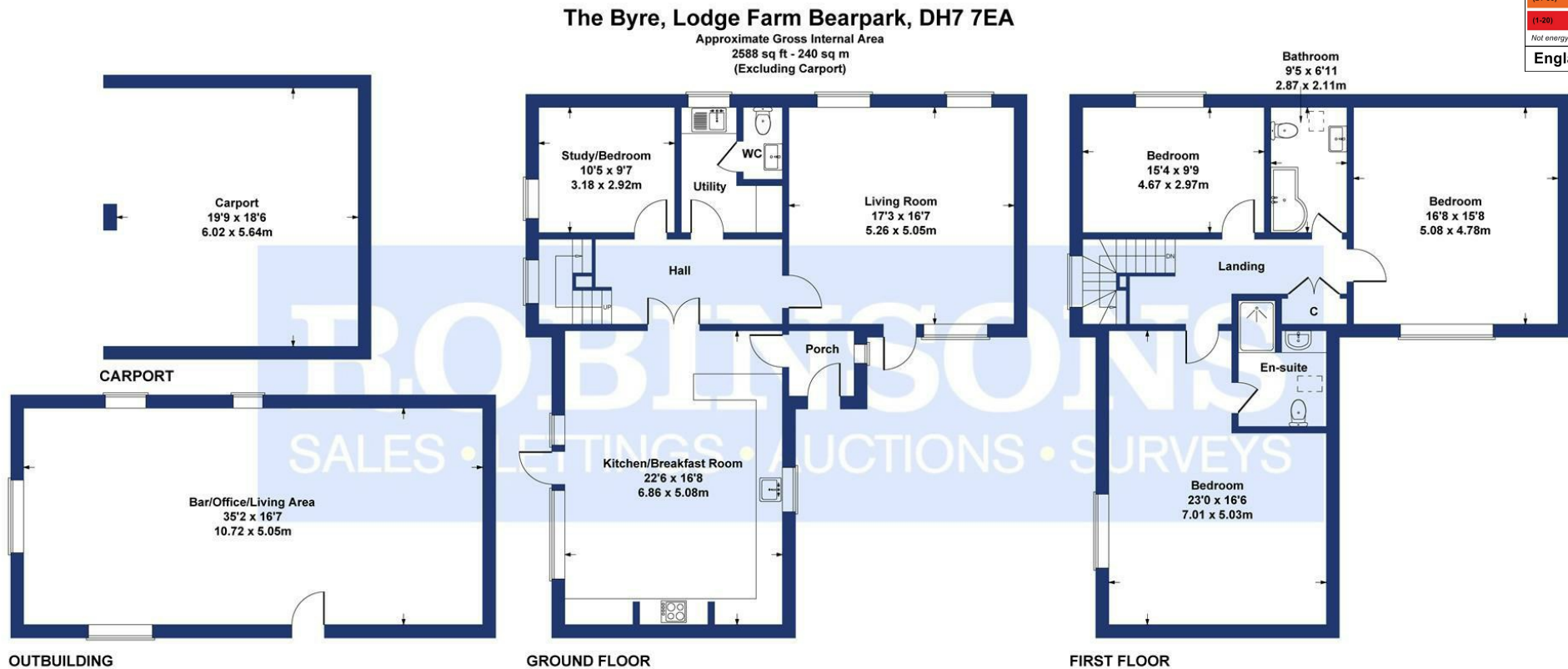
Accessibility/Adaptations – The detached dwelling which is utilised as an office/snug is a "Building of Historical Interest".

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





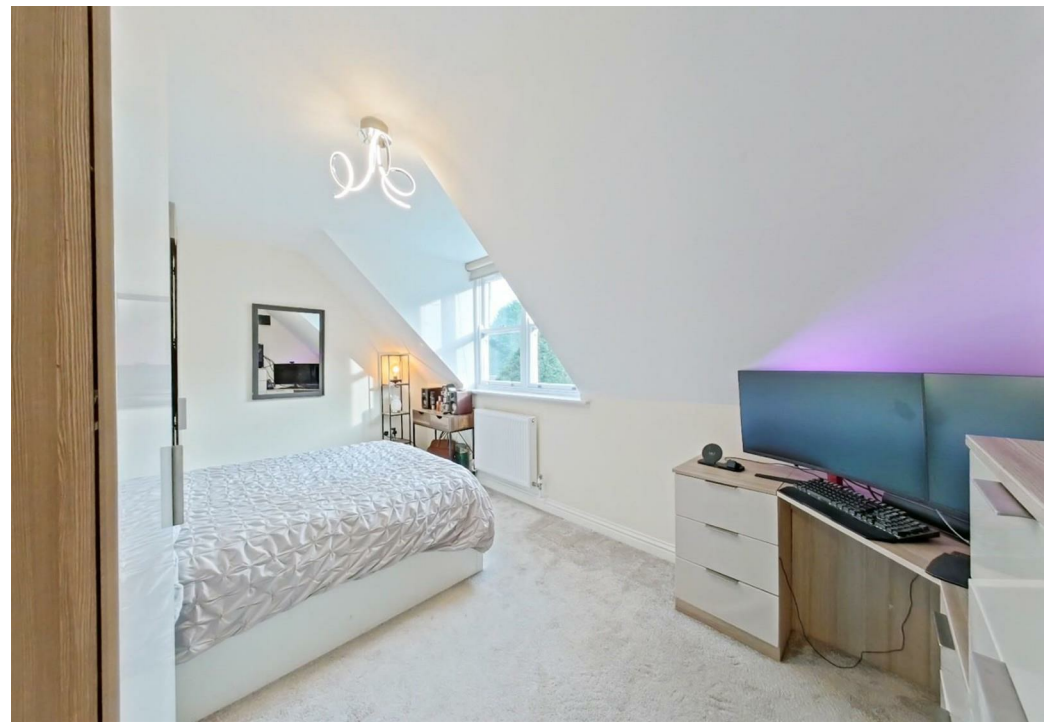
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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