

Durham | County Durham

45 South Street





45

Accommodation in Brief

Lower Ground Floor

Cellar | Store Rooms

Ground Floor

Reception Hall | Cloak Room | Dining Room | Kitchen | Utility Room | Garden Room

First Floor

Drawing Room | Sitting Room | Study | Bathroom | Kitchenette | WC

Second Floor

Three Double Bedrooms | Dressing Room | Bathroom | WC

Third Floor

Three Bedrooms | Shower Room | Storage Area







The Property

Situated within a short walk from Durham City Centre, 45 South Street is an exquisite Grade II Listed Georgian townhouse featuring a private rear garden and an elegant interior. The symmetrical exterior is a testament to classic Georgian architecture, showcasing a beautiful façade with a slate tile roof and sash windows with fine glazing bars.

Stepping inside, the property continues to impress with its grand living spaces. Interior designs have been carefully chosen to both enhance and complement the original style and character. Period features that are typical of the era include high ceilings, decorative corncicing, classic fireplaces, and wide-plank wooden flooring.

The grand dark-toned fireplace in the expansive entrance hall is a focal point of the space. The impressive surround, extending to the ceiling features an array of intricate details that showcase quality craftsmanship. The similarly striking staircase completes this inviting entrance. From here, you can easily access the kitchen, dining room, and garden room, as well as a convenient cloakroom and utility room.

The kitchen is light and beautifully appointed, featuring cream coloured traditional shaker style cabinetry paired with warm wooden worktops, a large electric Rangemaster and an integrated dishwasher. A generous island enhances both storage and worktop space and includes breakfast bar seating for casual dining. The adjoining dining room is a highlight, rich in character, making it the perfect place for formal hosting and entertaining.

The main reception rooms are on the first floor, alongside a well-appointed bathroom. The beautifully presented sitting room and drawing room are arranged to create comfortable and intimate seating areas. The rooms also boast elegant chandeliers and expansive bay windows, which provide ample natural light and offer stunning views of the River Wear and beyond. Additionally, there is a versatile room, ideal as an additional living area or a dedicated home office.

The second-floor hosts three similarly grand double bedrooms with unique period details and excellent views. The principal bedroom benefits from a spacious dressing room. The bedrooms are served by a contemporary bathroom. This stylish space is equipped with a freestanding roll top bath and a separate shower cubicle.

The windows on the third floor boast breathtaking panoramic views of Durham City Centre and the majestic Cathedral. This floor is thoughtfully designed with three bedrooms, a contemporary shower room, and ample storage space.













Externally

45 South Street offers unparalleled views of the UNESCO World Heritage Durham Cathedral, the Castle College of Durham University, and the scenic River Wear. The property includes a private rear garden providing a tranquil retreat. Featuring low-maintenance paved seating areas and beautifully landscaped flower beds. Additionally, residents can apply for two parking permits for the street outside: one for themselves and one for visitors.

Local Information

45 South Street is within walking distance of the vibrant and historic university city of Durham. Winding cobbled streets lead from the loop of the River Wear up to the dramatic Durham Cathedral and Castle World Heritage Site. The city offers peaceful riverside walks and the chance to relax in one of the many cafés, restaurants, artisan workshops, boutiques, galleries and museums. Cultural and entertainment venues include the successful Gala Theatre, The Assembly Rooms Theatre, and the Palace Green Library.

The extraordinary Romanesque Durham Cathedral dominates the skyline with the Norman Durham Castle facing it across the Palace Green. To the north of the castle is the 13th century medieval Crook Hall. South of the river, Durham University offers a Botanic Garden with woodland and tropical plants, and the Oriental Museum exhibiting Asian, Egyptian and Middle Eastern artefacts.

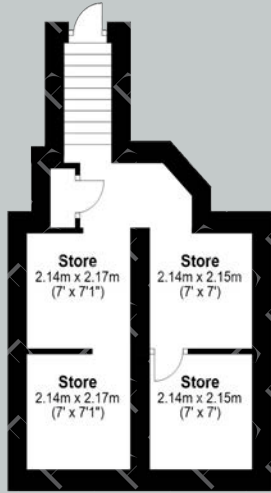
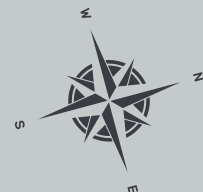
The picturesque Durham Heritage Coast is only a short drive away, offering stunning walks with wild cliffs, dunes and views out across the North Sea. To the west lies the North Pennines Area of Outstanding Natural Beauty (AONB) and all the outdoor opportunities it has to offer.

The thriving city of Newcastle is within easy reach and offers a further range of cultural, educational, professional, recreational and shopping facilities. For the commuter, the A1 provides good access to Darlington, Gateshead, Newcastle City Centre and Newcastle International Airport. Durham Tees Valley Airport is also within easy reach. The railway station at Durham provides mainline rail links north and south with regular fast services to London and Edinburgh.

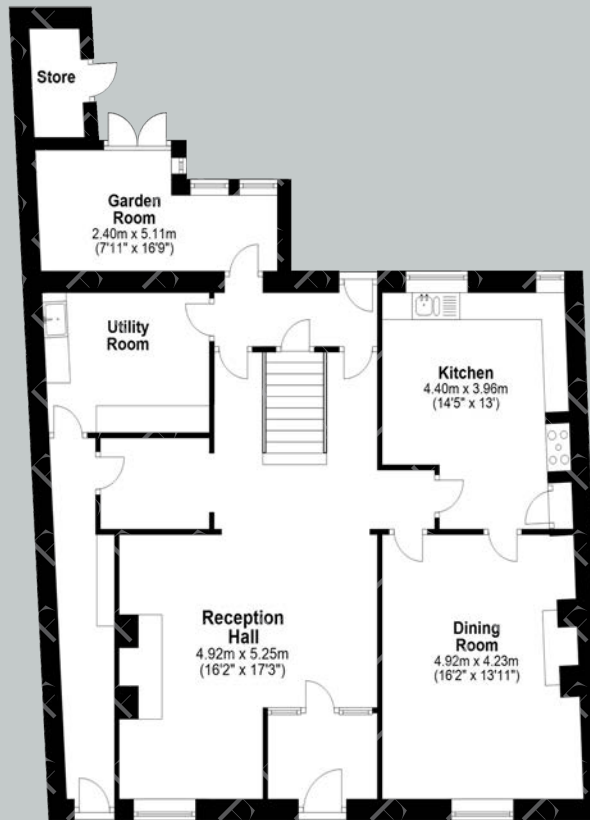


Floor Plans

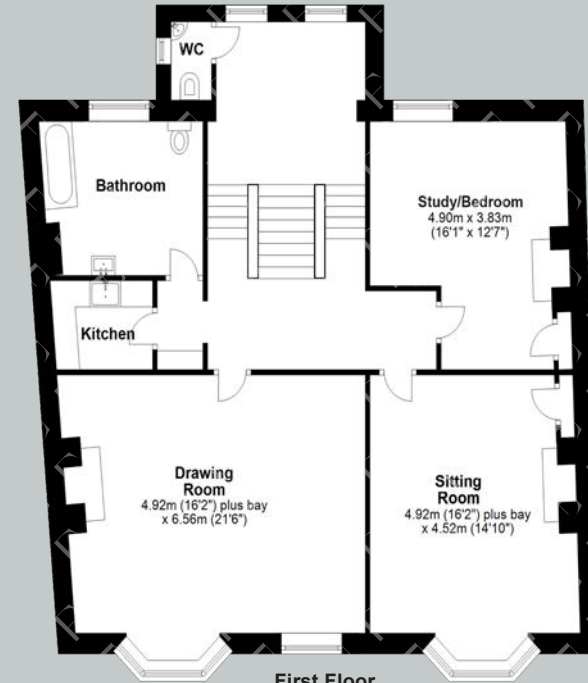
Total area: approx. 445.7 sq. metres
(4797.6 sq. feet)



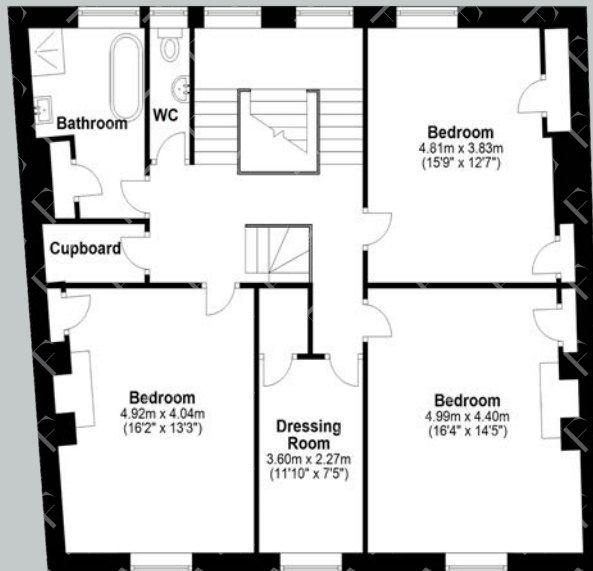
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Third Floor

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage.

Gas central heating.

Postcode

Council Tax

EPC

Tenure

DH1 4QP

Band H

Rating Exempt

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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