



Flass Vale Hall

CROSSGATE MOOR | DURHAM

Flass Vale Hall



Accommodation in Brief

Reception Hallway | Drawing Room | Sitting Room | Dining Room
Open Plan Kitchen/Dining & Family Room | Games & Entertainment Room
Study | Swimming Pool | Steam Room | Wine Cellar | Laundry & Utility Room
WC | Principal Bedroom Suite with Dressing Room & En-suite Bathroom
Separate WC | Five Further Bedrooms with En-suite Facilities
Storage | Plant Rooms

Driveway | Parking | Triple Integral Garage
Over 14 Acres of Landscaped Gardens & Woodland
Sun Terraces | Rotating Globe Pod | Gazebos





Flass Vale Hall is an absolutely stunning six bedroom detached residence with beautifully appointed principal reception rooms, open plan kitchen and family room, swimming pool and leisure suite.

The Property

Remodelled and extended in 2005, this contemporary home is immaculately presented and finished to an exacting standard with beautiful décor and colour palettes. Luxury touches are evident throughout and include a bespoke Poggenpohl kitchen, travertine marble flooring with underfloor heating, fabulous en-suite bathrooms and shower rooms with quality Vola fittings and attractive travertine tiling to walls and floors. There are rippled Sycamore doors and skirting, built in cabinetry and furniture in Wenge and Macassar ebony along with a zoned Sonos sound system, mood lighting, heating, CCTV and security systems. Set within over 4 acres of beautifully maintained gardens with a further 10 acres of protected woodland, the elevated position takes full advantage of unrivalled views over Durham Cathedral and Durham Castle.

A substantial oak door with pivot facility leads to the impressive reception hallway with double height atrium with lantern style roof light; this in turn leads to the principal accommodation and staircase to the first floor.

The elegant drawing room is of generous proportions and offers a contemporary wall mounted CVO living flame gas fire with limestone surround, dual aspect to the front and side with impressive arched doors leading to the garden. Further principal

rooms include a more formal dining room with full height glazing to three sides, an elegant sitting room, decorated with muted colour tones with built-in display cabinetry and wall mounted CVO fire. There is a home office with leather floor and leather faced storage cupboards and bespoke feature wall as well as a wall mounted CVO fire.

The spectacular open plan kitchen, dining and family room spans the width of the property and is the real heart of the home. This bright and airy space has all the essentials for modern day living and offers superb bespoke Poggenpohl kitchen cabinetry with twin 4 metre long central islands and complementary honed granite work surfaces; one benefits from a refrigerated cooling surface and the other a gas hob. Both have sinks with waste disposal units and café style lighting over. Integral appliances by Gaggenau & Miele include a 'slide and hide' microwave oven and steam oven, electric double oven, warming drawer, fridge, freezer, vegetable cooler, dishwasher, coffee maker along with one full size and two half size wine chillers. A built in CVO gas fire separates the kitchen from the relaxing family room overlooking the courtyard to the front. To the rear elevation is the dining area which sits within the garden room with full height glazing to three sides and French doors to the sun terrace, perfectly placed to enjoy the spectacular views. Off the kitchen a rear lobby leads to

the guest WC and games and entertainment room, which could lend itself to a host of uses, laundry and utility room and stairs down to the vaulted wine cellar.

Located off the dining room, stairs lead down to the leisure suite where glass doors lead to the 16 metre swimming pool with cocktail bar, KLAFS steam room, WC, double showers and changing room. Mood lighting adds to the ambience with doors and windows overlooking the side garden which lead to a sun terrace for further relaxation.

The impressive staircase leads to the upper landing known as 'Cathedral View'. Configured with floor to ceiling glazing it offers truly remarkable, uninterrupted views over Durham Cathedral, Castle and the viaduct. The principal bedroom suite occupies all of this side with views across the garden and woodland to the Cathedral. It benefits from a beautifully appointed en-suite bathroom with double rain forest shower, contemporary free standing bath, dual vanity set wash-hand basins and WC. A separate WC is located next to the dressing room which offers an abundance of fitted wardrobes, storage and shelving with further wardrobe space available to the upper floor. Five further bedrooms with en-suite facilities are located on this floor, three with additional mezzanine levels providing additional study space or dressing rooms.



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Flass Vale Hall is reached via a private driveway, located behind automatic gates with hedging and trees for added privacy.

Externally

A cobbled courtyard leads to the front of the property, the three integral garages and electric car charging point. Set within over 4 acres of landscaped gardens designed by award winning landscape architects Randle Siddeley of London, these are beautifully manicured with rolling lawns, shrubs, trees and perennial plantings with various terraces to enjoy the relaxing sounds of wildlife and the views. An upper sun terrace and outdoor dining area with tempered glass balustrade is perfectly positioned to enjoy fabulous uninterrupted views, whilst a globe pod with internal seating can be rotated to capture the sun at different points of the day. A potting shed with gardeners' store and a vegetable garden with raised beds, as well as a productive orchard with quince, apple and medlar trees provide an abundance of fresh seasonal produce.





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Local Information

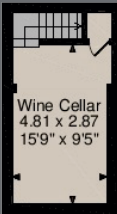
Flass Vale Hall is positioned on the outskirts of the vibrant and historic university city of Durham. Winding cobbled streets lead from the loop of the River Wear up to the dramatic Durham Cathedral and Castle World Heritage Site, providing one of the most stunning city panoramas in Europe. The city 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 and The Assembly Rooms Theatre, as well as 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 Durham City, 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

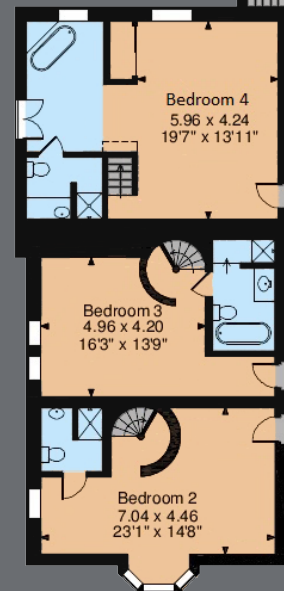
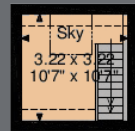


Lower Ground Floor

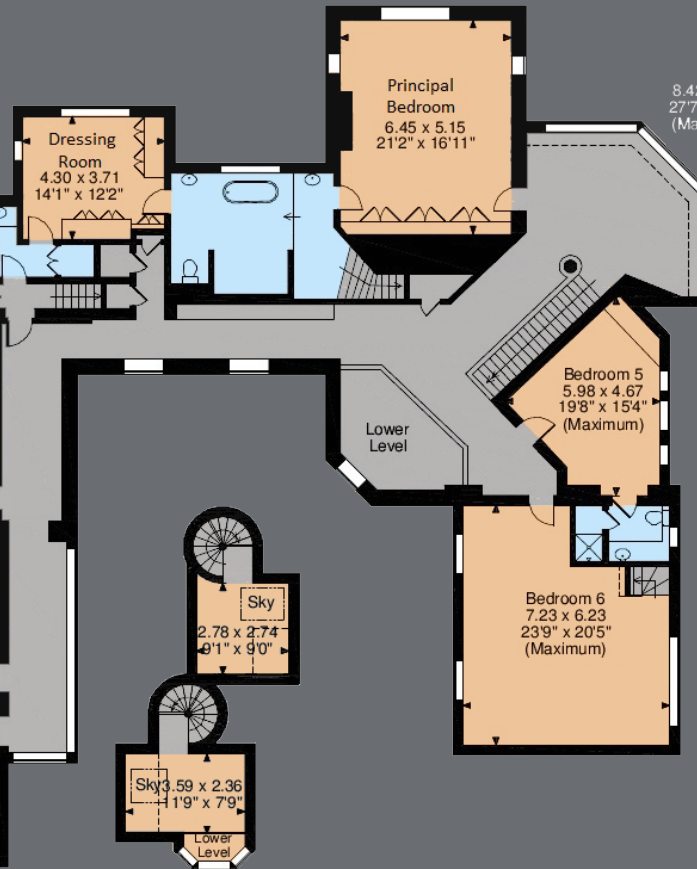


Ground Floor

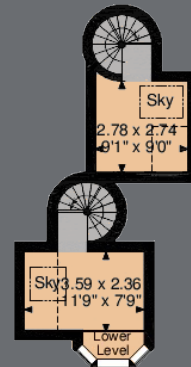
Floor Above
Bedroom 4



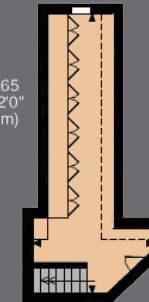
First Floor



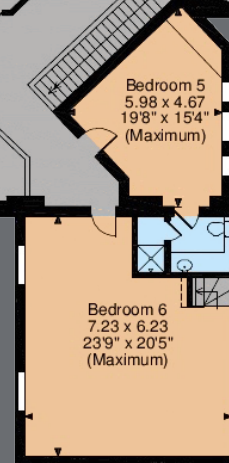
Floor Above
Bedroom 2 & 3



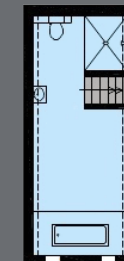
8.42 x 3.65
27'7" x 12'0"
(Maximum)



Floor Above
Principal Bedroom



Floor Above
Bedroom 6







Directions

From Durham City centre head west on the A690 crossing the River Wear. At the roundabout take the third exit onto Framwellgate and follow this road for 0.5 miles. At the roundabout take the second exit onto Southfield Way and continue to the next roundabout. Cross this roundabout staying on Southfield Way. At the next roundabout take the first exit onto the A167. After 0.7 miles turn left onto the gravelled driveway leading to Flass Vale Hall.

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, gas, water and drainage.

Postcode

DH1 4HR

Council Tax

Band H

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

Please contact Finest Properties or Strutt & Parker - Morpeth.
Details can be found on the back page of this brochure.





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