


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Highfield House, The Pastures DH7 0BT

# Highfield House

## The Pastures DH7 0BT

Asking Price £1,450,000

Signature North East proudly presents this exquisite 5-bedroom detached property, nestled in the charming rural village of Lanchester. Boasting an enviable location with seamless transport links via the nearby A691, residents enjoy convenient access to Durham City, just 8 miles away, famed for its iconic Castle and Cathedral. Lanchester itself offers a wealth of amenities, from quaint shops and inviting cafes to traditional pubs, complemented by renowned schools such as All Saints Lanchester E.P and Saint Bede's Catholic School. Nature enthusiasts will delight in the nearby converted railway line, now a scenic cycle path forming part of the C2C route, providing stunning vistas of Hadrian's Wall.

Step into a realm of luxury and tranquillity as you enter through the grand central hallway. The ground floor unveils a spacious kitchen/dining area seamlessly connected to a family room adorned with a pyramid skylight and patio doors leading to the lavish exterior. Indulge your culinary desires in the chef's dream kitchen equipped with Miele appliances, a lengthy island featuring an integrated breakfast bar, and ample storage. A separate sitting room beckons for relaxation, offering a seamless blend of indoor and outdoor living through its patio doors. Completing this level is a versatile pool room, utility room, wet room, and access to the triple garage.

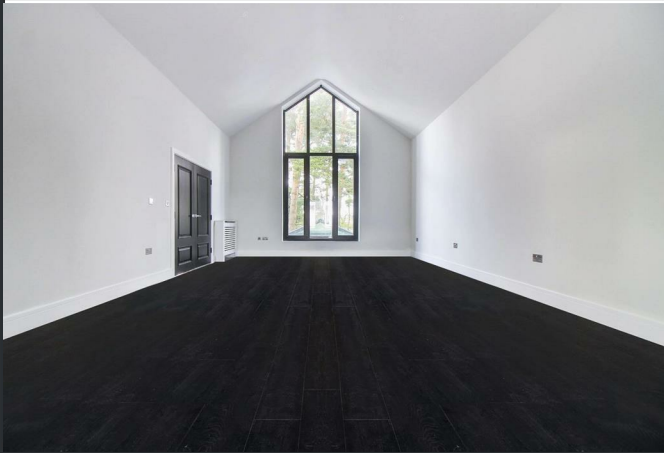
Ascend to the first floor to encounter the epitome of grandeur within the master bedroom suite, spanning 1500sq.ft. Encompassing a spacious ensuite, dressing room, and sitting area, this sanctuary of comfort exudes opulence. The ensuite boasts a roll-top freestanding bath, sauna, double shower, and the master suite is crowned with a 25sqm west-facing balcony. Additionally, a double-height second bedroom with a Juliette balcony and ensuite awaits, alongside two further bedrooms on the second floor, each boasting ensembles, with one featuring a walk-in wardrobe. An office/games room and balcony complete this level, offering versatile living spaces for every need.

Outside, the property boasts a generous low-maintenance landscaped garden with artificial grass, perfect for al fresco dining and entertaining. A south-west facing garden adds to the charm, while parking is ample with a double garage and space for two cars on the drive. With its impeccable design and unrivalled amenities, this property offers a lifestyle of luxury and tranquillity in the heart of Lanchester.

This property, boasting luxurious amenities, was custom-built and architecturally designed, ensuring a harmonious blend of modern elegance and timeless appeal. Additionally, the property comes with a 10-year structural warranty, guaranteeing quality and durability for years to come.

Contact Signature North East today to arrange a viewing.



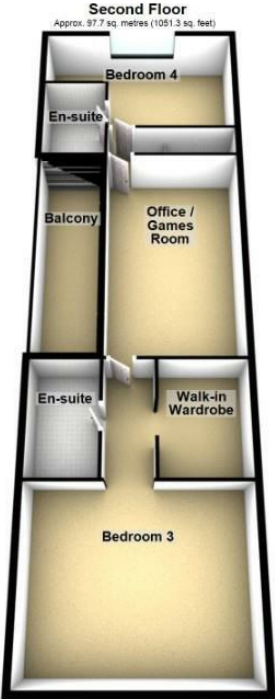


### Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



- Sitting Room  
19'1" x 15'6"
- Kitchen / Dining Room  
36'7" x 15'7"
- Family Room  
15'7" x 14'2"
- Pool Room  
19'1" x 13'1"
- Utility Room  
12'4" x 6'8"
- Wet Room  
6'6" x 6'6"
- Sitting Area  
19'1" x 15'6"
- Bedroom One  
21'3" x 12'4"
- Dressing Room  
15'5" x 19'1"
- En Suite  
19'1" x 10'2"
- Bedroom Two  
23'11" x 15'7"
- En Suite  
15'7" x 9'8"
- Bedroom Three  
19'1" x 15'6"
- En Suite  
9'11" x 6'2"
- Bedroom Four  
19'1" x 11'5"
- En Suite  
8'5" x 6'5"
- Office / Games Room  
20'11" x 12'8"
- Triple Garage  
26'3" x 19'1"

Total area: approx. 500.3 sq. metres (5385.7 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanIt!

**EPC RATING: B**



More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News