

SIGNATURE

NORTH EAST

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 Highfield House, Durham DH7 0BT

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Durham 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.

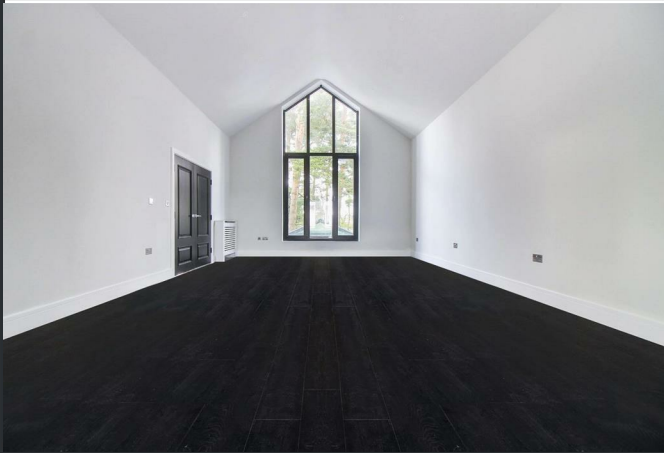
Ascend to the first floor to encounter the epitome of grandeur within the master bedroom suite, spanning 1500sq.ft. Encompassing a spacious ensuite, dressing room, and sitting area, this sanctuary of comfort exudes opulence. The ensuite boasts a roll-top freestanding bath, sauna, double shower, and the 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 ensuites, 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.



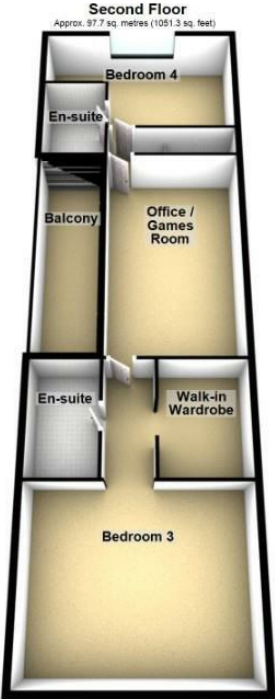


Why Signature?

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



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 FloorPlanner

- 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"

EPC RATING: B



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