



CROSS VIEW HOUSE

Cross View Lane, Nevilles Cross, Durham, DH1 4PJ



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ACCOMMODATION SUMMARY

Dating back to the 1880s, this remarkable home seamlessly blends historic charm with carefully considered modern enhancements. Whether drawn to its period character, its enviable location, or its contemporary refinements, this property offers the best of both worlds, providing an unparalleled lifestyle of elegance and versatility.

This period home offers an elegant fusion of historical character and high-end modern design. This residence features five generously proportioned bedrooms, including a luxurious principal suite with a bespoke en-suite shower room and custom-fitted wardrobes.

The interior unfolds with a grand entrance hallway leading to a formal living room centred around a striking onyx fireplace. The heart of the home lies on the ground floor—a stylish playroom with original parquet wood flooring, a stunning open-plan kitchen, dining and living space with engineered oak chevron flooring.

The bespoke kitchen is equipped with quartz worktops, a generous island and integrated premium appliances such as a wine fridge, oven, grill and a very handy pop up electrical socket in the island for both type usb-c and usb-a charging, providing convenience at all times.

A separate utility room and guest cloakroom add further convenience, along with direct access to the rear garden from the living area.

Upstairs the two spacious double bedrooms are complemented by a beautifully finished main bathroom featuring Lusso fixtures, a freestanding tub and a walk-in shower. The second floor hosts three further bedrooms, including the principal suite, as well as an additional modern shower room ideal for family or guests. A spiral staircase ascends to a dedicated office space on the top floor, offering panoramic views and a quiet setting for work or study.

Externally, the property enjoys a generous rear garden with composite decking for outdoor entertaining, direct access to a garage with an electric roller door, and private side parking for up to six vehicles—an exceptional offering in such a central location.

INTRODUCTION SUMMARY

Cross View House is a truly exceptional residence, situated in one of Durham City's most desirable areas. The house boasts five generous double bedrooms and has been meticulously modernised, blending contemporary finishes with classic details.

Set in an elevated position in the heart of Durham's vibrant city centre, this home offers effortless access to a wide range of amenities, green spaces, transport links and the best schools Durham has to offer.



GROUND FLOOR

The ground floor serves as the vibrant heart of Cross View House, featuring a stunning open-plan kitchen, dining and living area that effortlessly combines style and practicality.

Perfect for both family life and entertaining, this space is flooded with natural light with a large glazed door opening directly onto the rear garden.

The bespoke kitchen is a triumph, boasting sleek quartz worktops, extensive cabinetry and a suite of high-end integrated appliances, including a wine fridge, oven, microwave, grill and an induction hob.

For that extra luxury feel this kitchen is complemented by an in-built pantry, designed to maximise space and keep essentials neatly tucked away and organised.



GROUND FLOOR

A thoughtfully designed utility room, located just off the kitchen, provides additional convenience with ample storage and workspace.

The entire level is finished beautifully creating a seamless and sophisticated aesthetic throughout.

This floor also has a large storage cupboard under the stairs and boasts an updated, very stylish and trendy WC.



FIRST FLOOR

Enter through the front door into a grand and welcoming hallway, where high ceilings and period features establish a tone of timeless elegance.

The original solid wood front door, which dates back to the 1880s, has been fully restored and now features a top multipoint locking system, whilst retaining its original period charm.

The formal living room stands out, radiating warmth and character with a striking onyx surround fireplace as its focal point, complemented by an original stone surround church style window that fills the space with natural light while preserving the home's historic charm.





FIRST FLOOR

The first floor accommodates two generously proportioned double bedrooms, each brimming with character and crafted for comfort.



FIRST FLOOR

The main bathroom is a haven of luxury, equipped with premium Lusso fixtures, including a freestanding Cortese bath, a spacious walk-in shower, a modern toilet and bespoke cabinetry.

Soft ambient LED lighting enhances the serene, spa-like atmosphere, transforming daily routines into moments of indulgence.







SECOND FLOOR

This level hosts three additional spacious bedrooms, offering flexible accommodation for growing families, guests or dedicated workspaces.

The principal suite is a private sanctuary, complete with custom-fitted wardrobes and a beautifully appointed en-suite bathroom featuring a generous walk-in shower, his and her basins and integrated storage.



SECOND FLOOR

A further shower room, fitted with high-quality contemporary fixtures, a basin with storage drawers, a heated towel rail and a WC serves the remaining bedrooms with equal refinement. There is further loft storage also on this floor.



THIRD FLOOR

A spiral staircase ascends to the top floor, revealing a secluded office space.

Bathed in natural light and offering breathtaking views of the surrounding area, this tranquil room is perfectly suited for remote working, studying or creative pursuits, providing a peaceful retreat within the home.



OUTSIDE

The rear garden is meticulously landscaped, with hand selected plants such as palm and evergreen, creating a low-maintenance haven, and features a spacious composite decking area ideal for al fresco dining and entertaining.

The garden is framed by mature trees, offering a perfect blend of privacy and scenic beauty.





OUTSIDE

The garden also features fully staged outdoor mood lighting making it a great space to use later in the day and throughout the night.



OUTSIDE

A door from the garden leads directly to the single integral garage, fitted with an electric roller shutter for convenience and security.

To the side, ample off-street parking for up to six vehicles, ensuring practicality matches the property's undeniable elegance.



LOCATION

Cross View House enjoys a prime location in the sought after residential area of Neville's Cross, just a short walk from Durham's city centre.

Immediately the property has access to major roads such as the A167 and the A1(M), making driving commutes North or South extremely easy.

Durham Train Station is just 1 mile away and is situated on the East Coast Main Line, one of the UK's primary railway routes connecting London King's Cross and Edinburgh Waverly.

This passes through major cities such as Peterborough, York and Newcastle.

A selection of local shops and everyday amenities are conveniently located nearby.

The property also lies within the catchment area of several highly regarded schools, including Durham Johnston and St. Margaret's, further enhancing its appeal to families.

This home's location makes it an ideal choice for a wide range of buyers.

Local Schools

- St. Margaret's - 0.2 miles
- Durham School (Private) - 0.8 miles
- Durham Johnston - 0.8 miles Durham High School (Private) - 1.7 miles

Transport

- Durham Main Bus Route - 0 mile
- Durham Train Station - 1 mile



Photo credit: Photo by David Ross



Photo credit: Photo by Charles Forerunner

GENERAL INFORMATION

SERVICES:

Mains water, gas and electricity.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Durham County Council & Council Tax Band: F

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Maria Rafiq,
07723 620 735, mariarafiq@luxurypropertypartners.co.uk

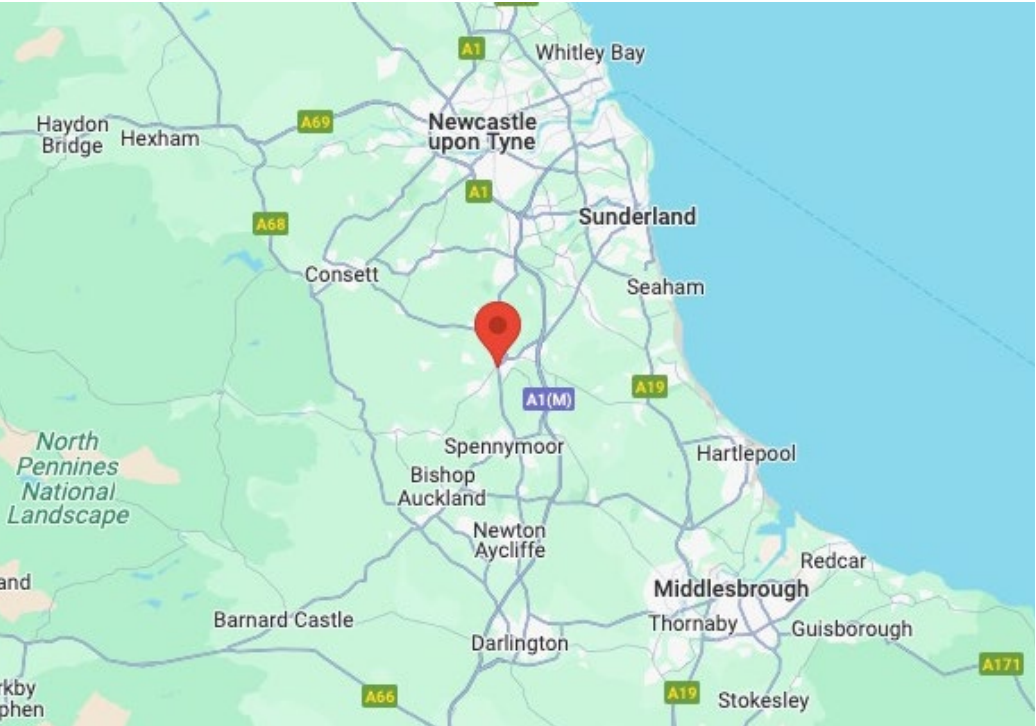
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

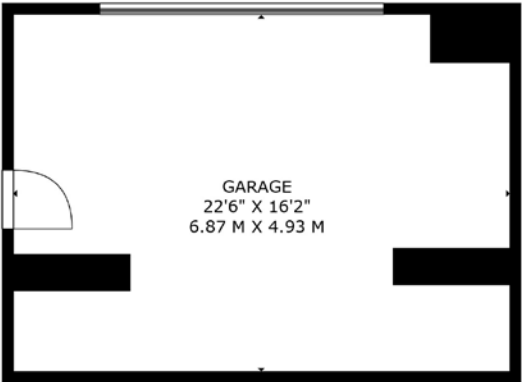
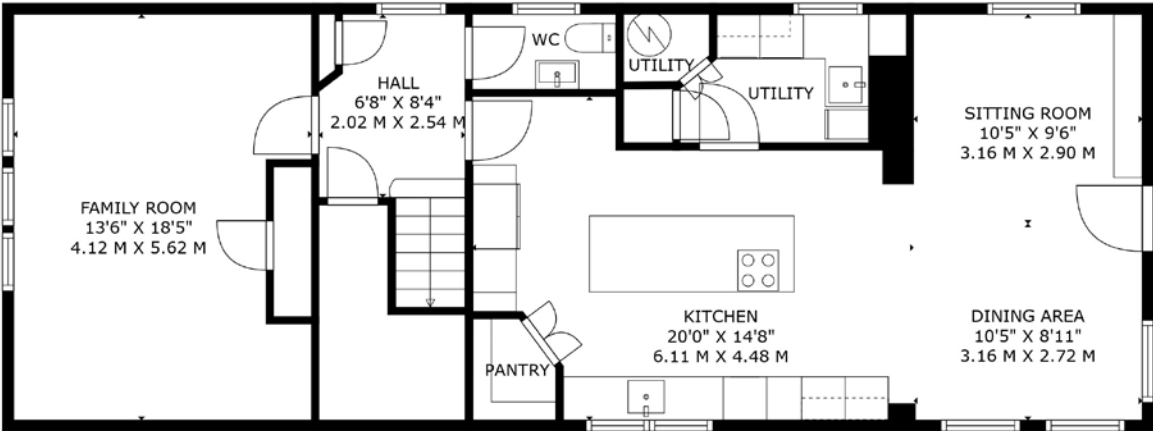
BULLET POINTS:

- Five bedrooms
- Three reception rooms
- Open-plan living space with high-end kitchen
- Exceptional bathrooms
- Ample parking and garage
- Double glazed throughout (bar the original church windows)
- Upgraded smart central heating system
- Fully repointed and external brickwork underwent masonry protection
- New roof and lighting
- Council Tax Band: F | Freehold | EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

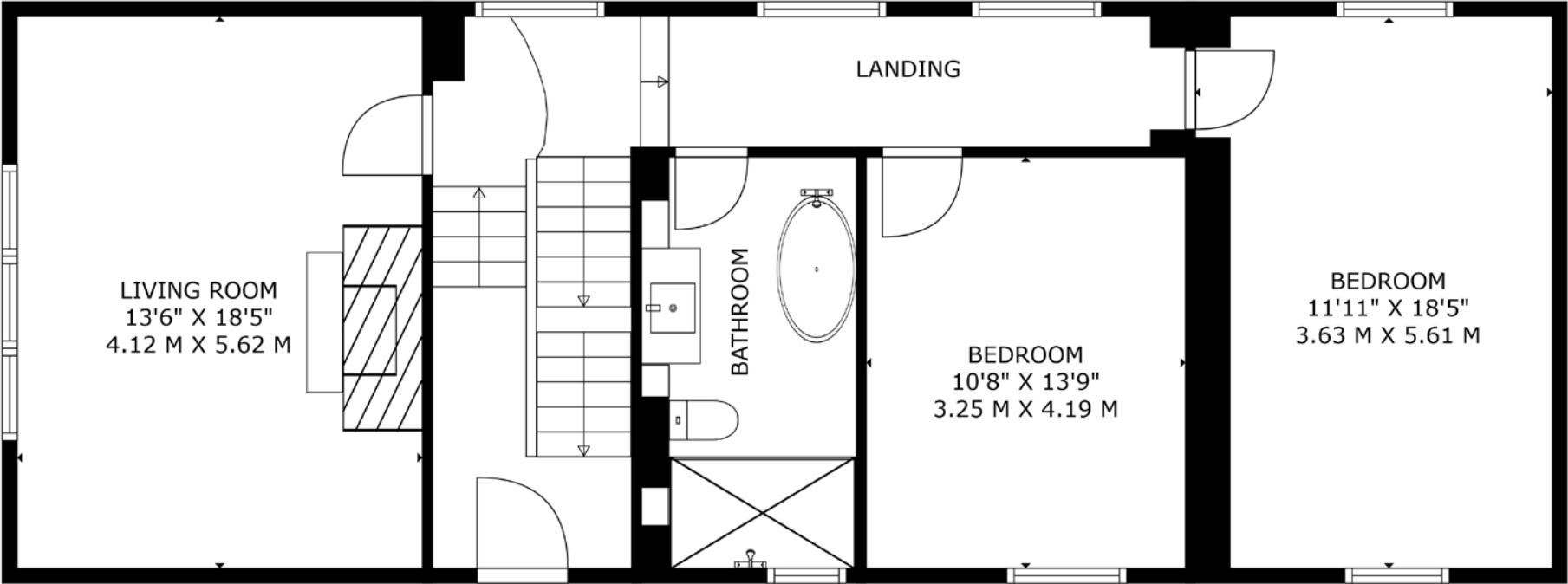


TOTAL: 2897 sq. ft, 270 m2
FLOOR 1: 944 sq. ft, 88 m2, FLOOR 2: 944 sq. ft, 88 m2, FLOOR 3: 858 sq. ft, 80 m2, FLOOR 4: 151 sq. ft, 14 m2
EXCLUDED AREAS: GARAGE: 365 sq. ft, 34 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



FIRST FLOOR

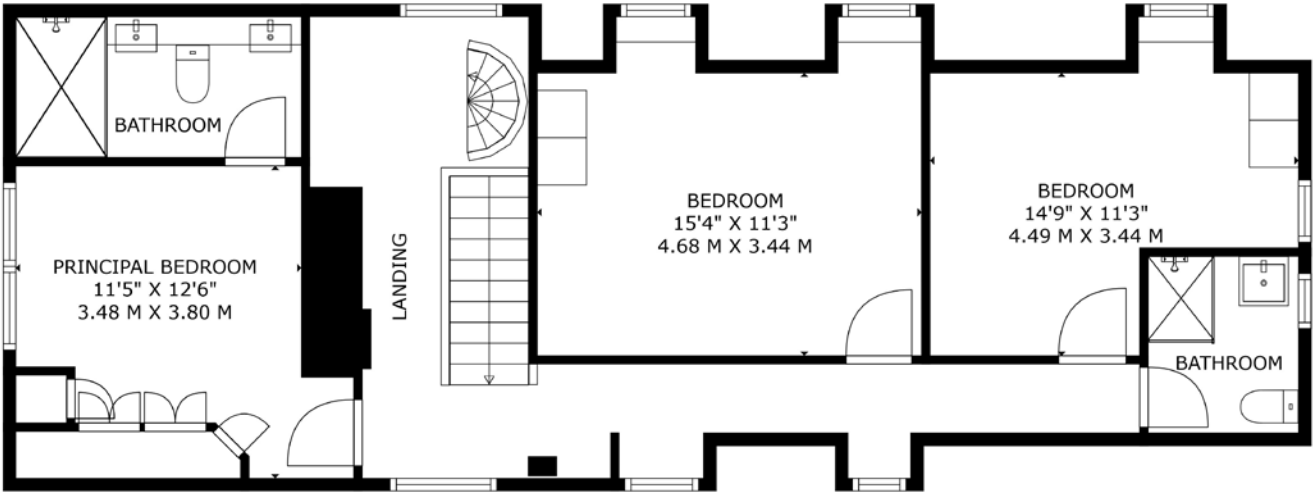


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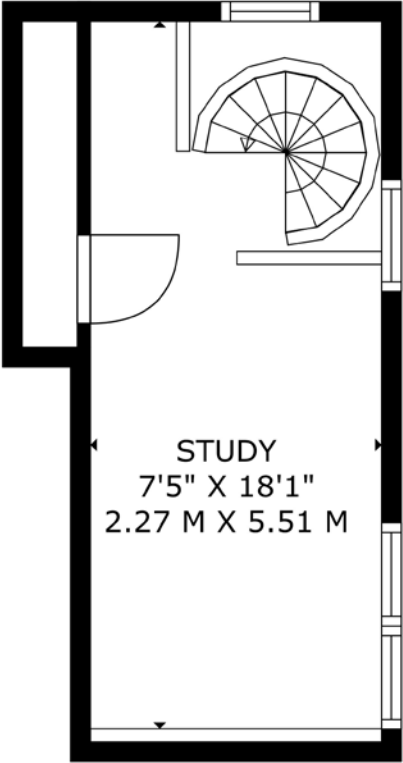
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SECOND & THIRD FLOOR



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