

The Paddock, Waterhouses, DH7 9AW
5 Bed - House - Detached
Offers Over £395,000

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The Paddock
Waterhouses, DH7 9AW

This distinguished residence offers an exceptional blend of elegance, space and versatility, arranged over three beautifully appointed floors to create a truly luxurious family home. A grand entrance hallway sets the tone, leading to an array of sophisticated reception rooms including an inviting lounge, an impressive formal dining room and a serene garden room that captures views of the landscaped grounds. The expansive dining kitchen forms the heart of the home, perfect for both everyday living and entertaining, complemented by a well-equipped utility room and a stylish cloakroom/WC.

The first floor presents four generously proportioned bedrooms, each designed with comfort in mind. The opulent master suite features a private ensuite and a walk-in wardrobe, while the second bedroom also enjoys its own ensuite facilities, offering a boutique-hotel feel. The remaining bedrooms are equally well presented and served by a beautifully finished family bathroom.

The second floor elevates the home's appeal even further, showcasing a substantial fifth bedroom currently arranged as an impressive games room. Complete with its own kitchen area and ensuite, this versatile space lends itself perfectly to a luxurious private suite, an indulgent guest retreat or a self-contained annex ideal for multi-generational living.

Outside, the property is framed by meticulously maintained gardens to the front and rear, providing elegant spaces for relaxation and outdoor entertaining. A double garage completes the picture, enhancing both convenience and kerb appeal. This is a home that delivers luxury, flexibility and style in equal measure.








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LOCATION

Waterhouses is a picturesque rural village in County Durham, offering an inviting blend of countryside calm and community warmth. Surrounded by rolling fields and woodland, the village provides an idyllic setting for those seeking a quieter, more scenic way of life while still remaining well connected to nearby towns and the historic city of Durham. One of Waterhouses' standout features is its direct access to the Deerness Valley walking and cycle routes—an extensive network of former railway paths that now form part of the National Cycle Network. These traffic-free trails are perfect for leisurely walks, family bike rides, dog walking and outdoor exploration, stretching for miles through beautiful landscapes and linking to neighbouring villages and wider regional routes.

Residents benefit from a friendly, close-knit atmosphere, with everyday amenities available in nearby Esh Winning and a comprehensive range of shops, restaurants, cultural attractions and excellent schooling just a short drive away in Durham City. With its natural beauty, outdoor lifestyle opportunities and convenient access to modern services, Waterhouses is an appealing choice for buyers looking to enjoy the best of rural living without compromise.

Agents Notes

Council Tax: Durham County Council, Band F - Approx. £3685 p.a
Tenure: Freehold
Estate Management Charge – None known
Property Construction – Standard
Gas Supply - Oil & Gas bottles
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Oil & Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Rights & Easements – There may be rights relating to the front shared driveway.
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – Extended
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

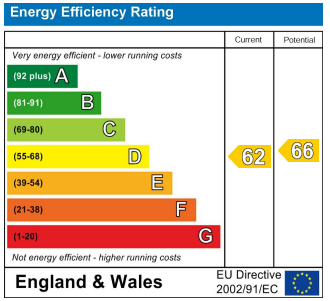
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


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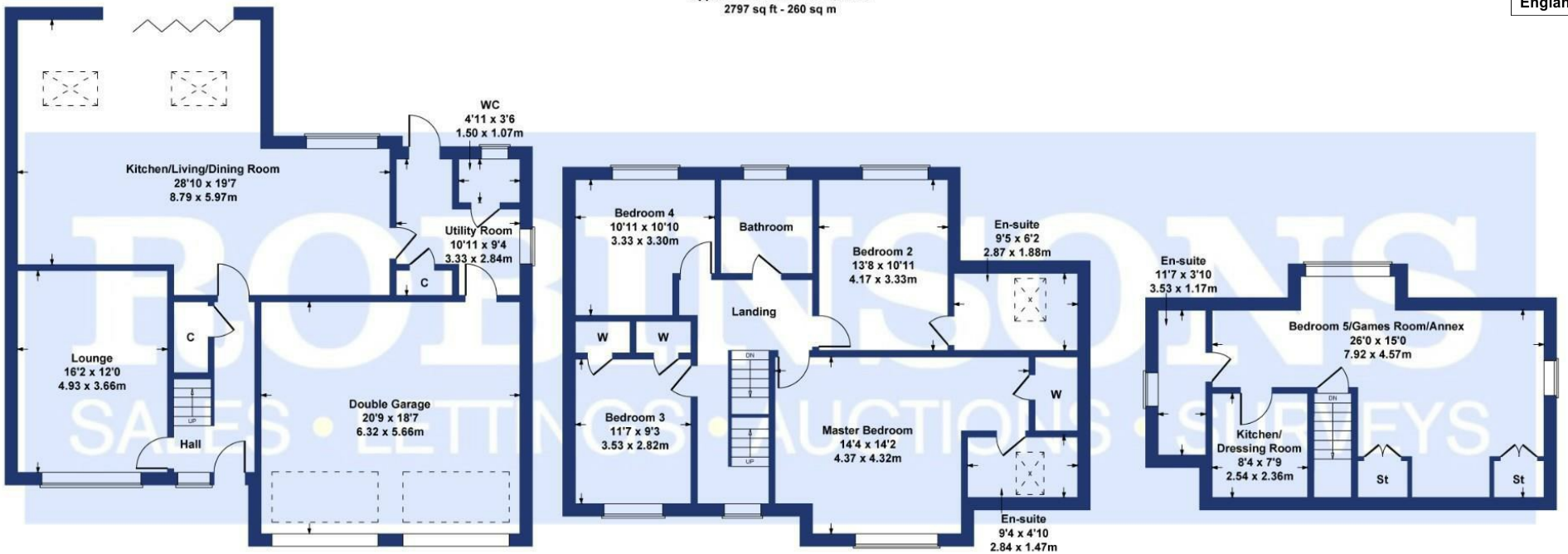

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The Paddock

Approximate Gross Internal Area
2797 sq ft - 260 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these


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