Claypath

Durham City, Durham DH1 1QS

- GRADE II LISTED THREE STOREY HOUSE
- 6 BEDROOMS
- ELEVATED VIEWS TO THE REAR
- IN THE HEART OF DURHAM CITY CENTRE
- SPACIOUS LOUNGE WITH FEATURE BAY WINDOW AND FIREPLACE
- EXTENSIVE KITCHEN & LIVING/DINING AREA WITH VAULTED CEILING
- CLOAKROOM/WC, BATHROOM & SHOWER ROOM
- ESTABLISHED GENEROUS REAR GARDEN
- RARE OPPORTUNITY
- HIGHLY SOUGHT AFTER LOCATION

Asking Price £595,000

Council Tax Band: F
EPC Rating:

FULL DESCRIPTION
The front entrance door opens into an attractive entrance lobby with a stained-glass interior door leading to the hallway. Stripped and waxed floorboards throughout, creating a warm and cohesive feel. The spacious lounge benefits from a secondary-glazed bay window and an attractive fireplace. The extensively fitted kitchen, which is flooded with natural light, opens seamlessly into a dining area and living room, featuring a vaulted ceiling, inset Velux windows, and large French doors that frame elevated views over the rear garden and its surroundings. A ground-floor cloakroom and WC complete the downstairs accommodation. On the first floor you will find three bedrooms and a generous family bathroom with both a bath and a separate shower cubicle. The second floor offers a further three bedrooms and a shower room. From here, the open loft space, is accessed by stairs. Externally, the well-established rear garden is a real highlight, featuring a raised decked area and a laid-to-lawn section — perfect for relaxing and enjoying the outdoor space. This is a unique opportunity to acquire a property of great character and charm. Internal inspection is essential to appreciate.

AREA INFORMATION
Durham is 18 miles to the south of Newcastle upon Tyne. It benefits from excellent transportation links with regional rail and bus networks and is just 2 miles from the A1M. The city centre shops, marketplace, library, cinema, theatre, railway station, bus station, castle, cathedral and leisure centre (with swimming pool and gym) are all within walking distance of the property. A network of riverside footpaths and walks are also within easy walking distance. Durham City is delightful with its cobbled streets and its varied amenities which include the marketplace, a range of local and regional retailers, and a number of well-regarded restaurants and bars. The property falls within the catchment area of several highly regarded state schools, including St Margaret's and St Oswald's primary schools, and Durham Johnston and St Leonards secondary schools. Durham also offers private education at Bow Preparatory, the Choristers, Durham School, and Durham High School for Girls. The University of Durham has been ranked 3rd overall in the 2026 UK university rankings by The Times and The Sunday Times. Durham is a cultural city of historical significance, with its Castle and Cathedral holding UNESCO World Heritage status. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating.

ENTRANCE LOBBY
Attractive stained glass interior door leading through to the hallway.

ENTRANCE HALLWAY
Double radiator, cloaks cupboard, under stair storage cupboard, spot lighting, stripped and waxed floorboards and external door leading to the rear garden.

CLOAKROOM/WC
Traditional suite with close coupled wc, pedestal wash hand basin with tiled splashback, stripped and waxed floorboards and radiator.

LOUNGE
16'6" x 18'0"
Secondary glazed bay window facing the front aspect of the property, period style feature fireplace with inset solid fuel grate, alcove storage cupboard, coved ceiling, stripped and waxed floorboards and double radiator.

KITCHEN
13'5" x 13'9"
Extensive range of wall and floor units with laminate worktops, integrated dishwasher and inset stainless steel sink and drainer unit with mixer tap. Recess with Rangemaster range cooker with electric oven and grill, plumbed for automatic washing machine and dryer, spot lighting and Karndean flooring leading through to the garden room.

DINING/LIVING AREA
14'5" x 10'6"
Two vertical radiators, Karndean flooring, space for a large dining table, vaulted ceiling with four inset Velux windows and double glazed French doors providing access to the rear garden and patio area.

FIRST FLOOR LANIDNG
Stripped and waxed floorboards.

BEDROOM 1
14'11" x 12'1"
Secondary glazed bay window facing the front aspect of the property, period feature fireplace with marble surround, cast iron insert and tiled hearth. Stripped and waxed floorboards, dado rail and radiator.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.