

**Whinney Hill, Durham City, DH1 3BE**
**5 Bed - House - Detached**
**O.I.R.O £675,000**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

# Whinney Hill
# Durham City, DH1 3BE

Substantial Detached Home | Historic Durham City Location | Versatile Accommodation | Peaceful Green Setting

Set in the heart of historic Durham City, this substantial detached home combines generous, adaptable accommodation with a remarkably peaceful green setting, close to Durham University and the city centre.

The University's academic and sports facilities, Durham Law School and Bill Bryson Library are nearby, alongside Durham Cathedral and Castle, a UNESCO World Heritage Site. Historic streets and picturesque walks along the River Wear are also within easy reach.

Established gardens, mature trees, apple trees and abundant wildlife create a tranquil retreat in this exceptional central location.

Inside, four generously proportioned reception rooms, a fitted kitchen and adjoining utility room offer excellent flexibility for family life, entertaining, home working or multi-generational living.

A distinctive feature is the substantial end extension. Originally designed as a library, it has also served as a children's playroom and is currently used as guest accommodation. Its generous proportions suit a family or games room, library, office, studio or guest space.

A further ground-floor room and en-suite wet room provide additional options for guests, extended family or an older family member. Upstairs are three generously proportioned bedrooms and a spacious family bathroom.

Outside, established front and rear gardens are complemented by driveway parking for two cars and a garage. The rear garden offers a peaceful space for outdoor dining and relaxation.

A rare opportunity to enjoy substantial accommodation, greenery and tranquillity in one of England's most historic cities, with the University and Durham's outstanding heritage close by.































**Agent Notes**

Council Tax: Durham County Council, Band F- Approx. £3788p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains, Electricity supply – Mains, Water Supply – Mains, Sewerage – Mains
Heating – Gas Central Heating
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Rights & Easements – None known
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.
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.

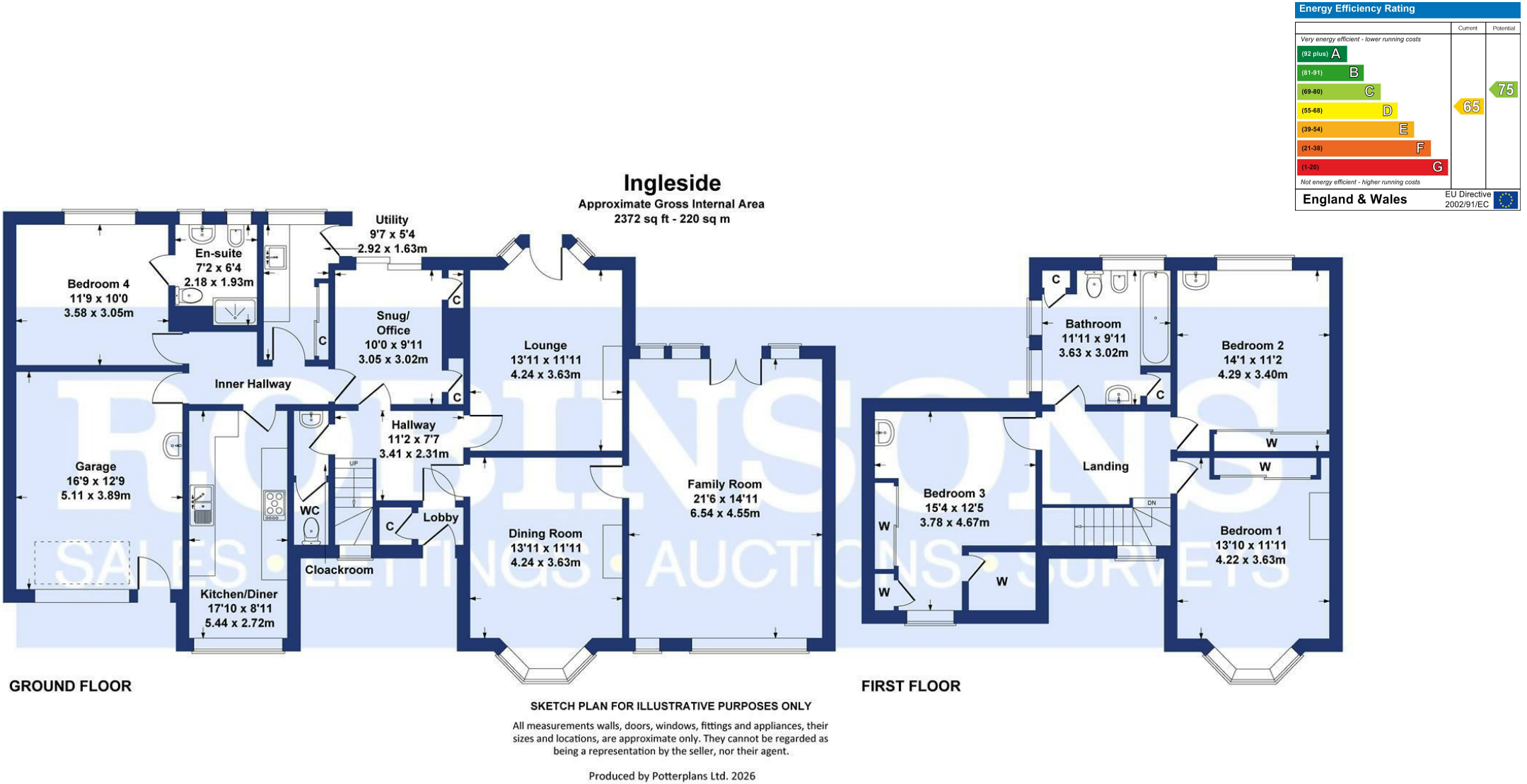
Images - A small selection of images have been edited using artificial intelligence software, purely for the purpose of removing some items from the images. This has is no way altered the actual room layout or other appearance.












**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.

Produced by Potterplans Ltd. 2026

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 services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons