

# STUART EDWARDS

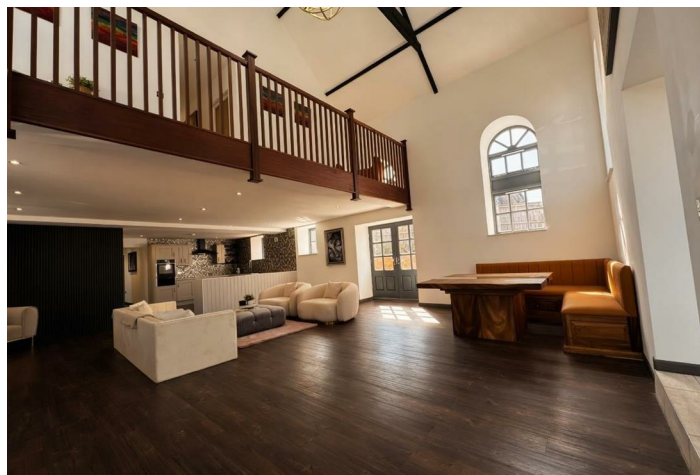


## Queens Garth

Croxdale, Durham DH6 5HN

- RARELY AVAILABLE CONVERTED CHAPEL
- 5 BEDROOMS & 3 RECEPTION ROOMS
- 3 BEAUTIFULLY FITTED BATHROOMS
  - DEDICATED PARKING
- ENERGY EFFICIENT UPGRADES
- SYMPATHETICALLY RESTORED - HMO LICENSED
  - HIGH SPECIFICATION KITCHEN/LIVING AREA
    - IMPRESSIVE MEZZANINE BALCONY
  - PRIVATE ENCLOSED LANDSCAPED GARDEN & COURTYARD
  - EPC RATING B

**£3,500 Per Month Per Month**





Designed for those seeking something distinctive rather than typical, this unique property combines character, scale, and modern luxury in a highly convenient setting.

The original chapel structure has been carefully preserved and celebrated throughout. Soaring double-height ceilings with dramatic exposed black timber beams and trusses create an immense sense of volume and grandeur, while striking original arched windows and a distinctive circular feature window flood the interiors with natural light. Carefully positioned skylights further enhance the bright, airy atmosphere throughout the home.



A standout architectural feature is the impressive mezzanine balcony, offering elevated views over the spectacular double-height reception and entrance hall, adding depth, drama, and a unique sense of space rarely experienced in residential properties.

At the heart of the home is the expansive open-plan kitchen and living area, perfectly showcasing the successful blend of historic character and contemporary luxury. The bespoke high-specification kitchen flows seamlessly into the main reception space, creating an ideal environment for both relaxed family living and impressive entertaining.

Modern comforts have been thoughtfully integrated without compromising the building's heritage. Underfloor heating, solar panels, an electric vehicle charging point, and smart-home technology all combine to deliver effortless and energy-efficient living.



The flexible layout offers five bedrooms, three beautifully appointed bathrooms, and a range of versatile additional spaces ideal for a home office, snug, playroom, dressing room, or further reception accommodation.

Externally, the property benefits from a private landscaped garden, paved patio, generous gravel courtyard, and dedicated parking, all framed by the chapel's commanding brick elevations and striking arched windows. The outside space has been designed to provide privacy and usability without the upkeep associated with larger traditional gardens.

Situated in a highly convenient location with excellent access to Durham, major transport links, and surrounding countryside, this exceptional home is ideally positioned for both commuting and lifestyle needs. Durham city centre and the world-famous cathedral are all within easy reach, while Durham railway station provides excellent connectivity to Newcastle and London.



Properties of this nature are seldom available, and internal viewing is essential to fully appreciate the scale, light, and architectural quality on offer.

## EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2709-6670-2776-7061>

## IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

## PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

## PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

## TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.



#### **CLIENT MONEY PROTECTION.**

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

#### **THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

#### **RENTERS' RIGHTS ACT 2025.**

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent.

Discrimination against tenants with children or those receiving housing benefits is not permitted.

#### **THE PROPERTY OMBUDSMAN.**

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#### **THANKS.**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.





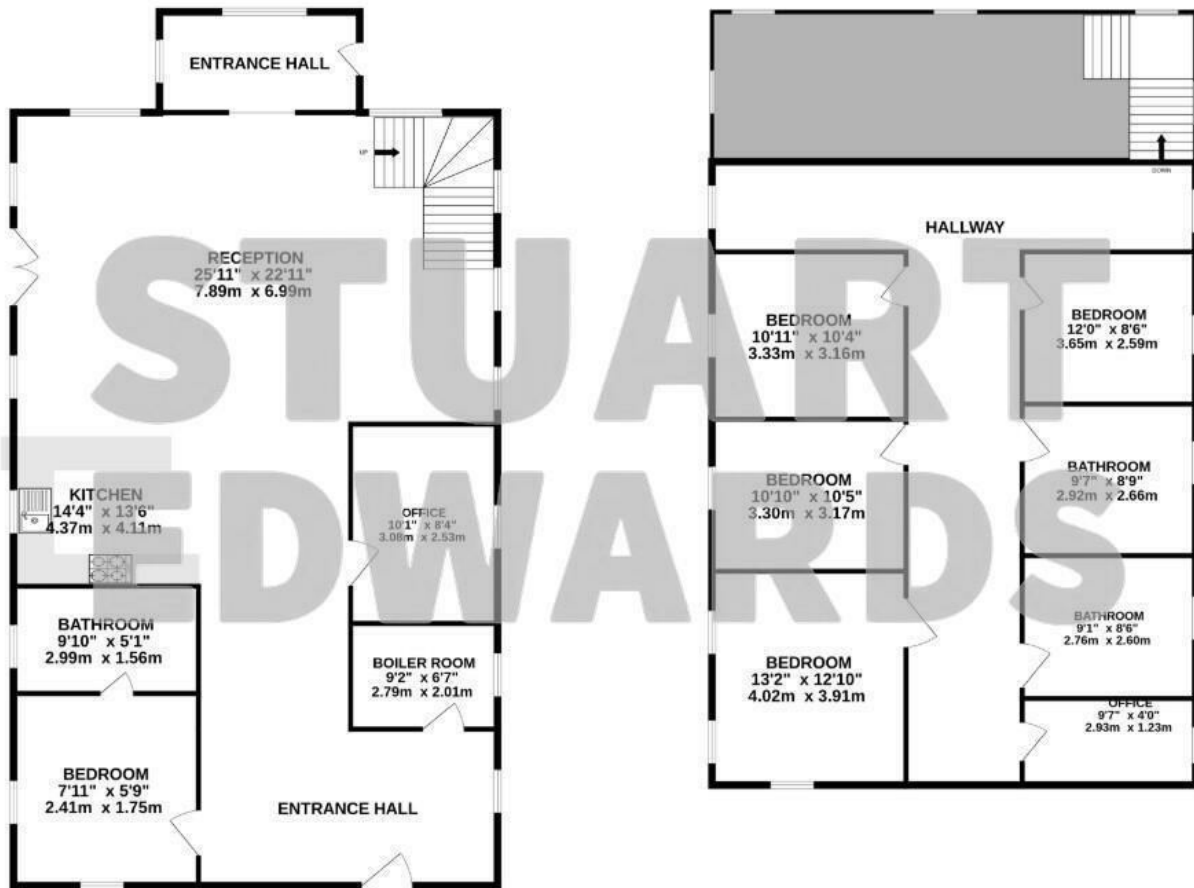
Council Tax Band: C  
EPC Rating: B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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