



4 Coldwellburn Mews
Haswell | Durham | County Durham | DH6 2XS

 FINE & COUNTRY

STEP INSIDE

Stepping inside, the scale and versatility of this exceptional home immediately become apparent. Having been substantially extended and reconfigured, the accommodation has been thoughtfully designed to cater equally well to modern family life, entertaining and multi-generational living, with seven/eight bedrooms, multiple en suite facilities and a further family bathroom.

The heart of the home is the impressive open-plan kitchen and entertaining space, creating a natural setting for everyday family life and larger gatherings alike. The generous proportions allow the house to accommodate a busy household with ease, whilst retaining a feeling of comfort and individuality.

Among the home's most impressive features is the professionally designed Acoustic Pixel cinema and sound system, representing a significant investment and creating a truly exceptional space for enjoying films, sport and evenings with friends. A dedicated gym and fitted bar further enhance the home's leisure and entertaining credentials.

The principal suite has been particularly thoughtfully redesigned, incorporating two dressing areas and a private staircase leading to a fully fitted upper-floor room with bespoke wardrobes. This provides an exceptionally private and flexible retreat, while the additional bedrooms offer considerable versatility for family, guests, hobbies or working from home.

Modern comfort has been carefully considered throughout, with underfloor heating, an air-source heat pump and air conditioning installed in seven key rooms. Solar panels and two Tesla Powerwall home batteries further complement the home's contemporary specification.







SELLER INSIGHT

“When we first arrived at 4 Coldwellburn Mews, it was the sense of space, privacy and tranquillity that immediately captured us. There is something special about passing through the gates and arriving home to such an expansive setting, with open countryside around you, yet Durham City only a short drive away. It gives you the feeling of being somewhere peaceful and private, without sacrificing the convenience of everyday life.

Since moving here in 2022, we have transformed the house into a substantial seven/eight-bedroom family home, creating a variety of spaces that work beautifully for both family life and entertaining. We have added two en suites, a further family bathroom, a gym and a bespoke cinema room and sound system by Acoustic Pixel, as well as redesigning the staircase and principal suite. The latter has two dressing areas and its own staircase leading to a beautifully fitted upper-floor room.

For us, though, it is the way the house brings people together that has made it such a special place to live. The open-plan kitchen and entertaining space naturally become the heart of the home, whether we are enjoying a quiet family evening or have friends and family over. There is plenty of room for children to play, adults to relax and everyone to gather, while the connection with the garden makes summer evenings and outdoor entertaining particularly enjoyable. Birthdays, family occasions and simple weekends at home have created some of our happiest memories here.

We will particularly miss the garden, with its south-west-facing aspect and beautiful afternoon and evening light, as well as the feeling of space and calm it provides. Despite the scale of the house, there is a wonderful sense of being able to slow down here – to close the gates, enjoy the countryside outlook and escape the pace of everyday life.

The setting of Coldwellburn Mews adds to this feeling. With just ten individual homes, it feels private and exclusive while retaining a friendly sense of community. At the same time, the location is remarkably convenient, with Durham City easily accessible and the A1 and A19 providing straightforward connections across the wider North East. Countryside walks are close by and the coast is within easy reach, giving you the best of both worlds.

We have also invested extensively in the home's comfort and technology, including an air-source heat pump, underfloor heating, solar panels, two Tesla Powerwall home batteries and air conditioning in seven key rooms.

Ultimately, what we will miss most is the freedom this home gives you. There is space for everyone to have their own room, yet just as much opportunity to come together. It is a home where you can enjoy a quiet morning overlooking the countryside, gather around the kitchen island in the evening, watch a film together in the cinema or simply enjoy a summer evening in the garden.

We hope the next owners will enjoy it for exactly what it is – a wonderfully private and highly individual family home where there is space to live, entertain, relax and make memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP OUTSIDE

Approached through the gates of the exclusive Coldwellburn Mews development, the property enjoys a wonderful sense of seclusion and tranquillity. The development comprises just ten individual homes, creating a peaceful and secure setting whilst retaining a friendly sense of community.

The generous plot provides an important extension of the living accommodation, with the south-west-facing garden enjoying beautiful afternoon and evening light and an open countryside outlook. There is ample space for children to play, entertaining in the warmer months or simply enjoying the peace and privacy of this particularly attractive setting.

The property's private driveway provides parking for approximately 11 vehicles, alongside a garage with a new electric door and EV charging point. CCTV, security and automated gate systems are also in operation, complementing the property's private gated setting.

Despite its peaceful rural feel, the property is remarkably well connected. Durham City is approximately six miles away, whilst the A1 and A19 provide straightforward access towards Newcastle, Sunderland, Teesside and the wider North East. The surrounding countryside provides opportunities for walks and outdoor enjoyment, with the coast also within easy reach.

Location

The village of Haswell enjoys a peaceful rural setting within the County Durham countryside, while remaining conveniently positioned for access to the region's principal towns and cities. Surrounded by open farmland and attractive countryside, the area offers a wonderful balance of rural tranquillity and everyday convenience.

Haswell has a strong sense of community, with local amenities including a village shop, primary school, public house and community facilities, while nearby Shotton, Easington and Peterlee provide a broader range of shopping, schooling and leisure amenities. The historic city of Durham is within easy reach, offering an extensive selection of independent shops, restaurants, cafés and cultural attractions, alongside its renowned Cathedral and Castle.

For commuters, the A19 provides excellent connections north and south, with Sunderland, Durham and Teesside all readily accessible by road. The beautiful Durham Heritage Coast is also within easy reach, providing opportunities for coastal walks, beaches and days spent exploring the surrounding countryside.

With its attractive rural surroundings, convenient road links and proximity to both the coast and city, Haswell provides an appealing setting for those seeking a quieter pace of life without compromising on accessibility.

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Services, Utilities & Property Information

Utilities – Mains electricity and mains water; private septic tank (last emptied June 2026); air-source heat pump; solar panels installed in 2020 and owned outright; two Tesla Powerwall home batteries.

Tenure – Freehold.

Property Type – Detached House.

Construction Type – Standard construction.

Council Tax – Band H

Parking – Private driveway providing parking for several vehicles, together with a garage with a new electric door and EV charging point.

Mobile Phone Coverage – Purchasers are advised to check with their preferred provider.

Internet Connection – Sky broadband and satellite/cable services.

Public and Private rights of way – N/A

Other information – • The property is situated within a private gated development of ten individual homes. CCTV, alarm and automated gate systems are in operation, with CCTV remaining operational during accompanied viewings. The property benefits from an air-source heat pump, underfloor heating, solar panels, two Tesla Powerwall batteries and air conditioning to seven key rooms. The property is not listed and is not within a conservation area.

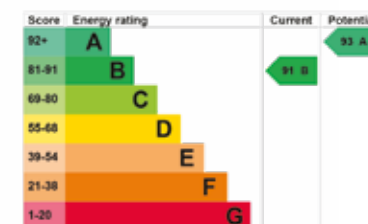
Viewing Arrangements – Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646.





Total floor area: 559.2 sq.m. (6,019 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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