

Byers Garth, Sherburn House, DH1 2SN
3 Bed - House - Semi-Detached
O.I.R.O £395,000

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Byers Garth
Sherburn House, DH1 2SN

* Stone-Built Cottage * Small Executive Development * Semi-Rural Setting * Generous Gardens *

Located within an executive development on the picturesque outskirts of Durham City, this beautiful three-bedroom stone-built home combines cottage character with stylish contemporary living. Set within a generous plot, the property enjoys a peaceful semi-rural setting whilst offering excellent access to Durham City and major road links.

A welcoming hall with solid oak flooring leads to a useful utility area and cloakroom/WC. The stunning breakfast kitchen is appointed with country-inspired cabinetry, granite work surfaces, timber flooring and an impressive range cooker set within a traditional inglenook fireplace. French doors open onto a delightful courtyard terrace, creating the perfect space for outdoor dining and entertaining.

Double doors lead into the elegant lounge, a beautifully proportioned reception room overlooking the rear gardens, with French doors providing seamless access outside.

The first floor offers three well-presented bedrooms. The dual-aspect principal suite overlooks the gardens and benefits from fitted wardrobes and a stylish en-suite shower room. Two further bedrooms are positioned to the front of the property, with the larger room featuring an attractive fireplace and built-in storage. A spacious family bathroom completes the accommodation with both a separate shower and quality vanity unit.

Externally, the property is equally impressive. To the front is a low-maintenance garden with private parking, while the rear enjoys a charming courtyard terrace surrounded by mature planting, leading to an extensive enclosed lawned garden with a paddock-style feel, enclosed by established hedging and fencing to provide privacy and tranquillity.

Offering an exceptional blend of character, quality and lifestyle, this unique home presents a rare opportunity to acquire a beautifully appointed property in one of Durham's most desirable semi-rural locations.




















SAMSUNG











LOCATION

Byers Garth enjoys a peaceful semi-rural setting on the eastern outskirts of Durham City, combining countryside surroundings with excellent convenience. Well connected by the A181, A690 and nearby A1(M), the location offers easy access to Durham City, Newcastle and the wider North East. A range of everyday amenities, including shops, schools and healthcare facilities, are available in nearby Sherburn Village, while Durham City Centre and Dragonville Retail Park provide an extensive selection of retail, leisure and dining options. Surrounded by open countryside and scenic walking routes, Byers Garth offers an ideal balance of tranquil living and modern convenience.

Agents Notes

Council Tax: Durham County Council, Band F - Approx. £3788 p.a
Tenure: Freehold
Estate Management Charge – Yes approx. £360pa to Byers Garth Management Ltd
Property Construction – Standard/Stone
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Septic tank
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.
Selective licencing area – No
Rights & Easements – None known but this should be check by a legal representative
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. Check with seller.
Accessibility/Adaptations – None known
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.



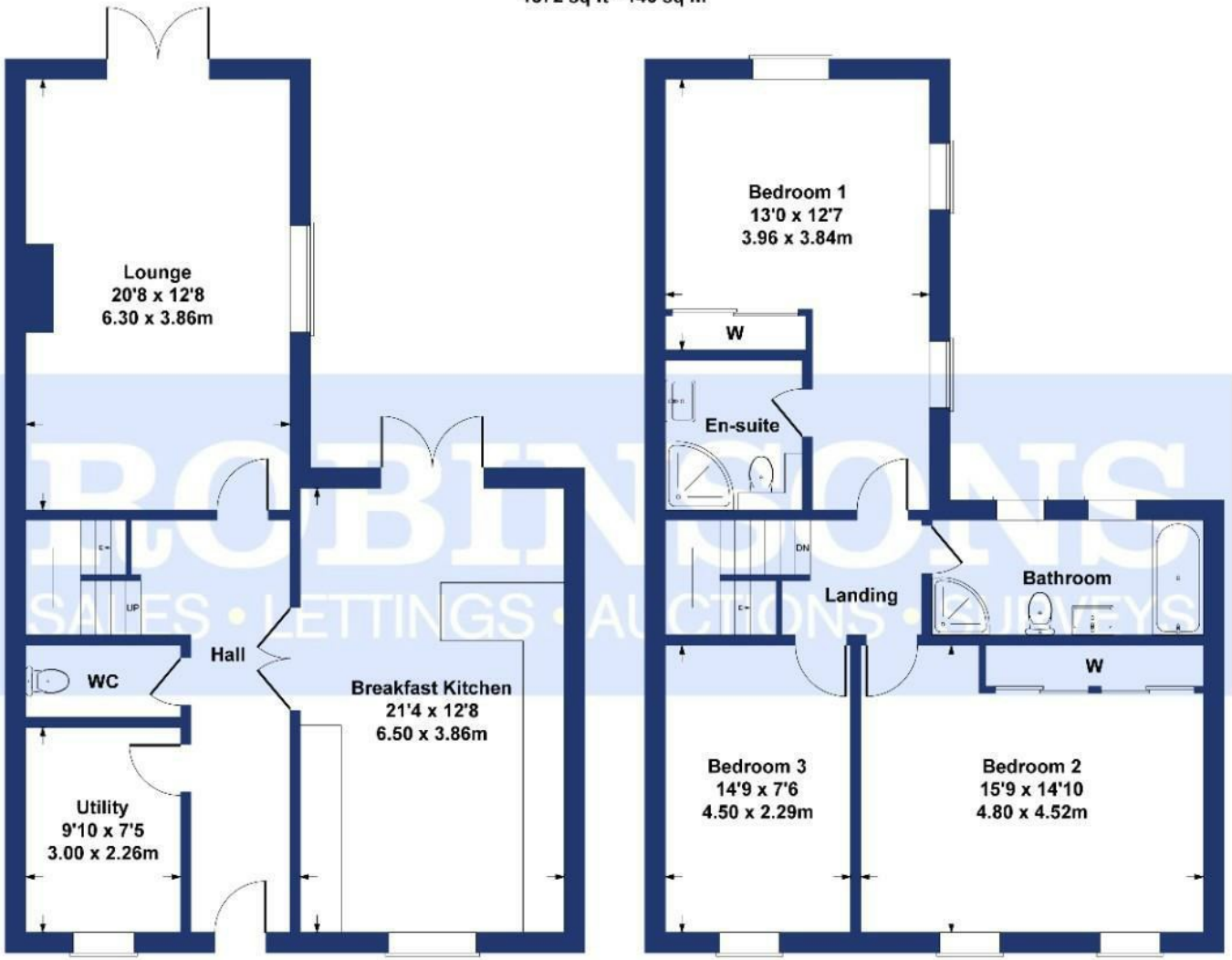






Wayside

Approximate Gross Internal Area
1572 sq ft - 146 sq m

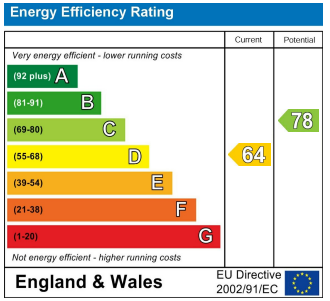


GROUND FLOOR **FIRST FLOOR**

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.



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