

**STUART
EDWARDS**



Crossgate Peth

Durham City, Durham DH1 4PZ

- SUBSTANTIAL DETACHED HOUSE
- RARELY AVAILABLE
- COUNTRY STYLE KITCHEN WITH PANTRY & UTILITY ROOM
- 2 BATHROOMS
- ESTABLISHED REAR GARDEN WITH BARBECUE AREA
- HIGHLY SOUGHT AFTER LOCATION
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- GARAGE & DRIVEWAY
- CHARMING ORIGINAL FEATURES

Asking Price £725,000



Council Tax Band: G
EPC Rating: D

FULL DESCRIPTION

A rare opportunity to acquire this impressive, individually designed traditional detached house, situated in a highly regarded residential location within easy reach of Durham City Centre. Rose Cottage is a substantial and characterful family home, offering generous living accommodation throughout. Benefiting from impressive high ceilings, beautiful solid wood floors and many charming original features, blending period charm with practical family living. The ground floor provides an extensive and versatile space, briefly comprising an inviting entrance hallway with doors leading to a formal dining room and a fabulous country-style kitchen complete with solid wood units and an Aga cooking range. This is further complemented by a large pantry, separate utility room, two additional reception rooms, a shower room, a bedroom, storage room and rear entrance porch. Stairs from the hallway lead to the first floor landing, which serves the spacious master bedroom with its own dressing room, three further good-sized bedrooms and the family bathroom. Externally, a driveway offers valuable off-road parking leading to an attached garage, while the rear of the property enjoys a well established, private, enclosed split-level garden with a barbecue area, perfect for outdoor entertaining. This is a fantastic opportunity to secure a large family home with substantial living accommodation in an exceptional and highly sought after location. Viewings are essential.

AREA INFORMATION

Crossgate Peth is an extremely popular residential area which it benefits from excellent transportation links with regional rail and bus networks and is just 2 miles from the A1M and just 18 miles to the south of Newcastle upon Tyne. 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 HALLWAY

Solid wood flooring, two radiators, coved ceiling and stairs to the first floor landing.

DINING ROOM

14'0" x 15'11"

Feature fire surround with inset gas fire, bay window, coved ceiling and two double radiators.

KITCHEN

17'1" x 13'11"

Range of solid wood wall and floor units with luxury granite worktops and inset Belfast sink with mixer tap. Recess with inset Aga cooking range, plumbed for dishwasher, double radiator, solid wood flooring and double French doors leading to the rear garden.

PANTRY

3'3", 17'0" x 9'9"

A useful space with laminate worktop, solid wood flooring, shelving, double radiator and wall mounted combi boiler.

SITTING ROOM

14'10" x

Feature bay window, solid wood flooring, multi fuel burner, storage cupboards and two double radiators.

LOUNGE

15'11" x 13'10"

Feature coal fire with surround, bay window, coved ceiling and two double radiators.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

