

# 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**

## Council Tax Band: C EPC Rating: B

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.

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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 measurements.

