



12 Highfield House, The Pastures, Lanchester, Durham. DH7 0BT

Welcome to a new level in luxury that is Highfield House. Designed to our clients exemplary vision to design and build a home of exceptional beauty, with unequivocal interior finish to enjoy a home within a setting of natural open countryside vistas very rarely found. This home is quite simply a grand-design of magnificent proportion which must be viewed to fully enjoy the well-being lifestyle this home will offer. Luxury and more Luxury - designed with simplicity and timeless style, including spacious living accommodation, underfloor heating throughout the whole property, as well as solar panels contributing to B rated EPC. All 5 bathroom suites are Lusso Stone and include three stone baths in the house as well as feature stone sinks throughout, five bathrooms, landscaped gardens, with tiled terrace, two 12sqm outdoor glass balconies, one undercover for all year round use and one roof top terrace for sun bathing, all set within a location where west truly is best.



£1,450,000 Freehold

PROPERTY DESCRIPTION

The Accommodation

Situated in a private western corner of this cluster of bespoke designed executive homes, Highfield House is set within what has to be the most desirable garden plot of this highly acclaimed development. From the moment you enter the courtyard parking and arrive at this beautiful home, the exterior façade offers breath-taking appreciation of the bespoke architecture which has been carefully considered at every stage of the design. Upon entering the property the architect's use of glazing allows for an abundance of natural light, presenting a home offering peace and tranquillity.

The accommodation with an unequivocal level of interior specification throughout, presents; spacious reception hall with over-sized ceramic white floor tiling, leading through to a beautiful contemporary kitchen boasting an array of wall and floor cabinets along with Miele integrated appliances, and quartz work surfaces providing a dual island with stylish central breakfasting area. There is a sumptuous sitting room, a versatile games room (alternative guest bedroom 5), a utility laundry room, leading to a wet room.

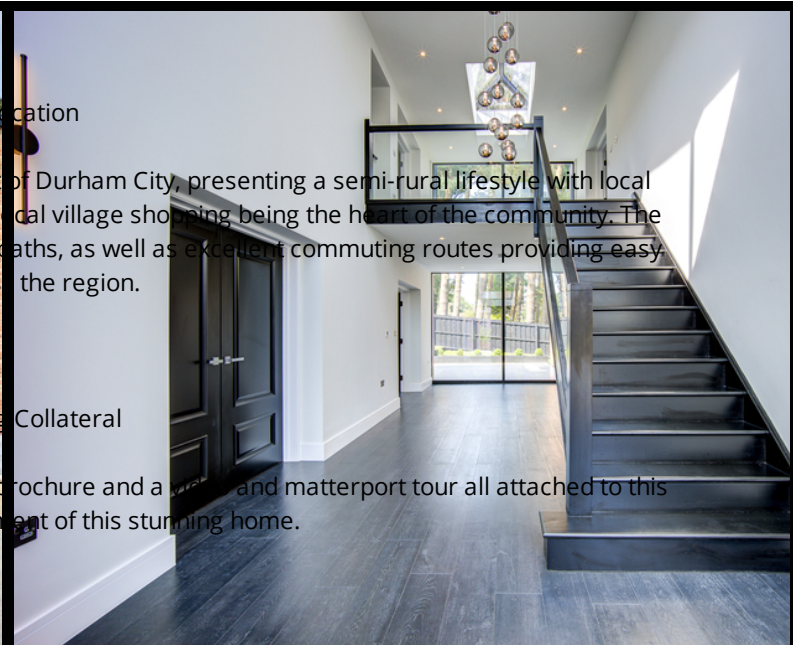
To the first floor the principle bedroom suite provides the most magnificent space (1500SqFt) to enjoy by day and by night, with private glazed rooftop terrace, along with a spacious relaxing area, dressing room and magnificent en-suite bathroom with a classic double ended statement bath, and walk-in shower with luxurious Italian tiling. Including a 6 person sauna (enough for 2 people to lay down) with views over the open countryside fields with adjoining his and her showers and wash basins. A generous sized landing area provides access to a second bedroom with Juliette balcony and en-suite.

The second floor presents versatile accommodation; a further bedroom of spacious proportion with dressing room and en-suite, along with access to a room ideal for home-office or separate lounge, along with a fourth bedroom with en-suite bathroom.

Externally the landscaped gardens enjoy meticulous lawns with box hedging enhanced by a good degree of privacy. A double garage and extensive parking within the courtyard.

To the first floor the principle bedroom suite provides the most magnificent space (1500SqFt) to enjoy by day and by night, with 12sqm enclosed outdoor balcony for all year round use, equipped with external power for heating and outdoor hot tub. A spacious relaxing area, dressing room and magnificent en-suite bathroom with a classic double ended statement bath, and walk-in shower with luxurious Italian tiling. Including a 6 person sauna (enough for 2 people to lay down) with views over the open countryside fields with adjoining his and her showers and wash basins. A generous sized landing area provides access to a second bedroom with Juliette balcony and en-suite.

The second floor presents versatile accommodation; a further bedroom of spacious proportion with a stone bath under a large roof light to watch the stars go by and seamless en-suite, along with access to a room ideal for home-office or separate lounge, along with a fourth bedroom with en-suite bathroom.



The Location

Lanchester is a beautiful rural village, situated north west of Durham City, presenting a semi-rural lifestyle with local amenities in abundance including restaurants, cafes, and local village shopping being the heart of the community. The village benefits from miles of countryside walks and cycle paths, as well as excellent commuting routes providing easy access across the region.

Marketing Collateral

Please note there is an additional bespoke interior-design brochure and a video and matterport tour all attached to this marketing for your enjoyment of this stunning home.

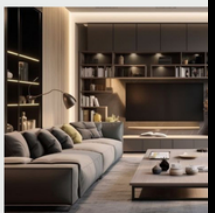
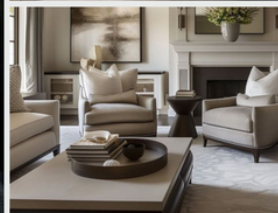
ROOM DESCRIPTIONS



Lounge Inspiration



The large rectangular lounge features sliding doors, flooding the space with natural light and promoting seamless indoor-outdoor living. Imagine a roaring open fire on a surround by luxury fitted shag-shaped sofa on a soft, tactile rug and curtains enhance the warmth and space, creating an inviting relaxation.



Floorplan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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