



Fernhill Manor House, Crossgate Moor, Durham City. DH1 4JZ

Fernhill is quintessentially a magnificent, detached city manor house set within private grounds and yet in the heart of the historic city of Durham. Centrally located, within a mature tree lined setting, enjoying immaculate landscaped gardens. Viewing is essential to appreciate the accommodation on offer. NB. The stables has obtained planning permission in April 2023 for the development of one detached dwelling - see image below.



£2,750,000 Freehold

PROPERTY DESCRIPTION

Fernhill is quintessentially a magnificent, detached city manor house. Centrally located, within a discreet setting, enjoying immaculate landscaped gardens within two acres of grounds on the north western edge of the desirable Crossgate Moor area of Durham City. This extensive property includes elegant and spacious accommodation over two floors.

The ground floor provides access to the grand Reception Hall, three magnificent Drawing Rooms, Office, a beautifully appointed Kitchen with Aga, Laundry and Cloaks. The first floor provides a spacious landing area to five double bedrooms and two bathrooms. One of the bedrooms is currently used as a games room with full sized snooker table, and stunning panoramic views. The exterior landscaped grounds provide discreet enjoyment.

There is also a second property, The Cottage, adjoining the main house, comprising of kitchen, living room, bedroom and bathroom.

Extended Option:

There is a third, three bedroom, three bathroom, detached property which has been luxuriously renovated - The Lodge - available by separate negotiation.

Location:

The main house is accessed by private gated drive, and discreetly enclosed by a thick belt of mature trees and shrubs and is bounded to the west by open countryside, and to the east by the north-south running A167 road, with beautiful mature countryside beyond. In all this exquisite property offers the most luxurious accommodation within a very private setting rarely found in the historic City of Durham.

Viewings are by private appointment with Jan Dale, by contacting the Durham City Office on 0845 6431186.

FEATURES

- Secluded Position within the Heart of the City
- Exquisite Interior Design Throughout
- Four Beautiful Reception Rooms
- Bespoke Breakfast Kitchen, Utility & Laundry
- Five Generous Sized Double Bedrooms
- One Offering Superb Games Room
- Two Luxury Bathrooms
- Courtyard Garden
- Private Drive within Gated Entrance
- Adjoining Cottage
- Stables with Planning for One Detached Dwelling
- Detached Lodge by Separate Negotiation
- Council Tax Band - G
- Approximately 2 Acres of Land



ROOM DESCRIPTIONS

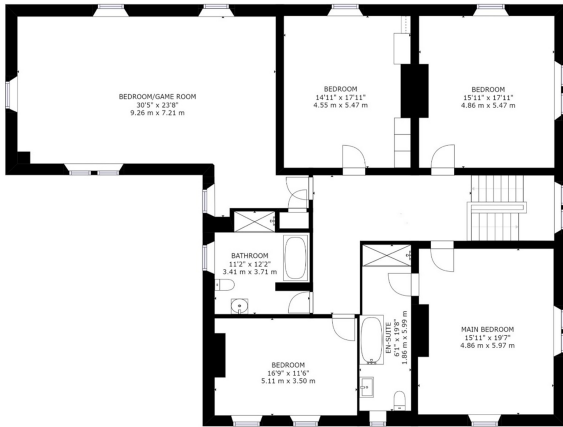
Viewing Arrangements

Viewing Arrangements
Please contact Jan Dale

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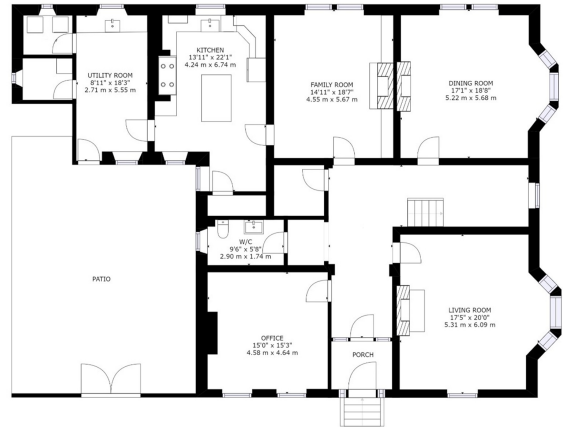


FLOORPLAN & EPC



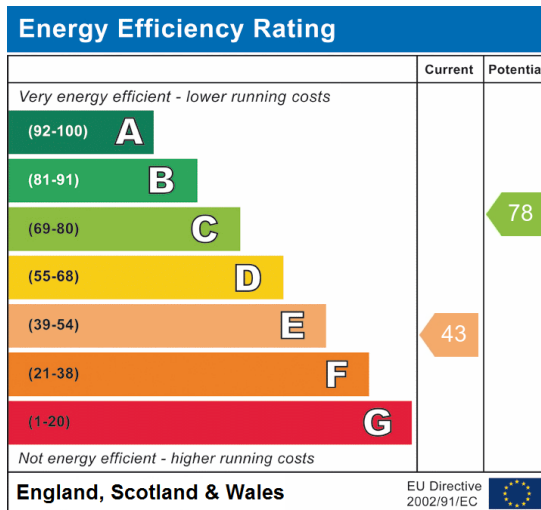
GROSS INTERNAL AREA
 FLOOR 1: 2261 sq. ft. 210 m², FLOOR 2: 2343 sq. ft. 218 m²
 EXCLUDED AREAS: PORCH: 46 sq. ft. m²
 TOTAL: 4604 sq. ft. 428 m²
SIZES AND DIMENSIONS ARE APPROXIMATIONS. ACTUAL SIZE VARY.

FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 2261 sq. ft. 210 m², FLOOR 2: 2343 sq. ft. 218 m²
 EXCLUDED AREAS: PORCH: 46 sq. ft. m²
 TOTAL: 4604 sq. ft. 428 m²
SIZES AND DIMENSIONS ARE APPROXIMATIONS. ACTUAL SIZE VARY.

FLOOR 1



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