

Urban**BASE**  
EXCEPTIONAL SERVICE. DISTINCTIVE HOMES.

**£2,750,000 Freehold**



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



## 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.

Council Tax Band - G

EPC Rating - House - C

EPC Rating - Lodge - C





## ROOM DESCRIPTIONS

### Viewing Arrangements

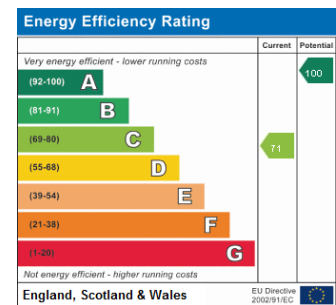
#### Viewing Arrangements

Please contact Jan Dale

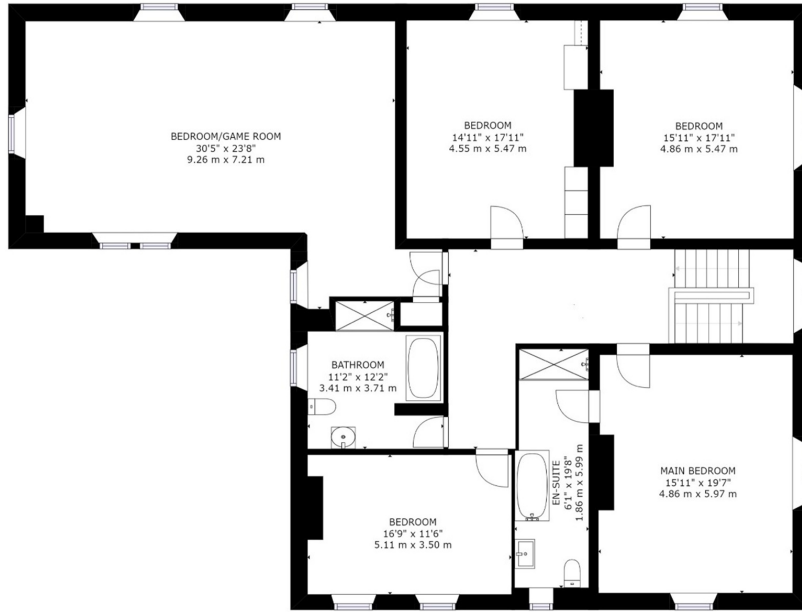
Office: 0845 6431186

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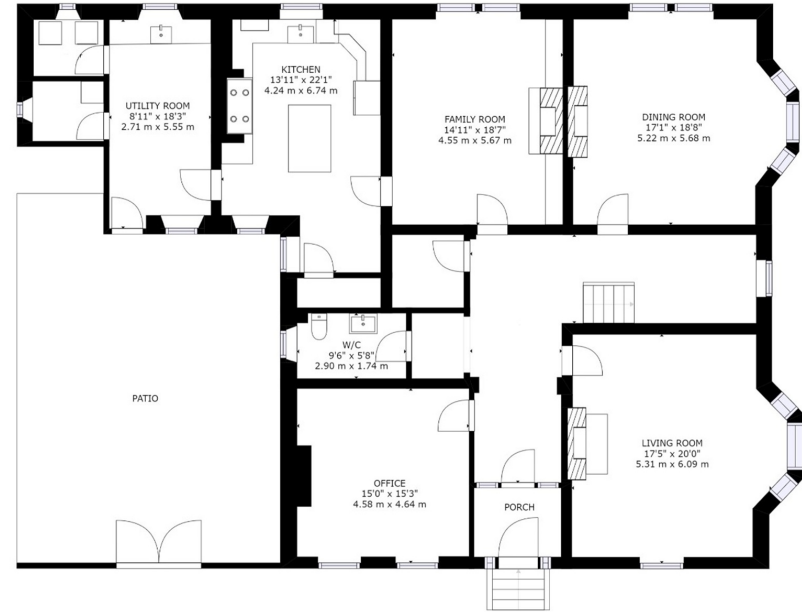


# FLOORPLAN



GROSS INTERNAL AREA  
 FLOOR 1: 2261 sq. ft./210 m<sup>2</sup>, FLOOR 2: 2343 sq. ft./218 m<sup>2</sup>  
 EXCLUDED AREAS: ; PORCH: 46 sq. ft./4 m<sup>2</sup>  
 TOTAL: 4604 sq. ft./428 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 2261 sq. ft./210 m<sup>2</sup>, FLOOR 2: 2343 sq. ft./218 m<sup>2</sup>  
 EXCLUDED AREAS: ; PORCH: 46 sq. ft./4 m<sup>2</sup>  
 TOTAL: 4604 sq. ft./428 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1