



Urban **BASE**  
EXCEPTIONAL SERVICE DISTINCTIVE HOMES

**Highfield House**  
LANCHESTER



## Welcome to a new level in luxury that is Highfield House.

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Designed to our client's exemplary vision to design and build a home of exceptional beauty, with an 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, 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 a B-rated EPC. All five bathroom suites are Lusso Stone and include three stone baths in the house, as well as feature stone sinks throughout, outdoor landscaped gardens with a large tiled terrace in addition to two 12 sqm outdoor balconies, one undercover for all-year-round use and one roof terrace, all set within a location where west truly is best.

# Highfield House.

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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 and includes a 10 year structural warranty. 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 an 12sqm enclosed outdoor balcony for all year round use, equipped with external power for heating or 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.

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.





## Luxury Living in Lanchester

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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.





## Interior Design

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In collaboration with [katygreendesign](#), a series of stunning visuals have been created to showcase potential furnishings, layouts, and colour schemes, helping you visualise how Highfield House can be transformed into your dream home. Buyers can further develop these plans and benefit from discounted trade prices for the Coach House furniture featured in the designs.

Please note that all images are for illustrative purposes only and no furnishings are included with the property. The designs and inspiration images are intended to spark your creativity you as you imagine making Highfield House your own.

**katygreendesign**

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# Floorplan



# Garden Photography



# Garden Inspiration



The generous terrace wraps around the ground floor, seamlessly accessed through sliding doors from the kitchen and lounge. Three terraced grass areas overlook the meadow fields. The space has been thoughtfully designed with outdoor power sockets to house a hot tub or swim spa, outdoor dining, and an L-sofa with a fire pit, creating a perfect setting for relaxation and entertaining.





# Entrance Photography

Ground Floor



# Kitchen Photography

Ground Floor



# Kitchen Inspiration

The expansive kitchen, living, and dining area is the home's heart. A high stool island is perfect for gatherings. To the right, a cozy living area could feature a TV & fireplace media wall and L-shaped sofa on a soft rug. To the left, a spacious dining area for a large table. Sliding doors offer level floor access to an outdoor terrace, enhancing indoor-outdoor living for relaxation and entertaining.



# Kitchen Furniture Proposal

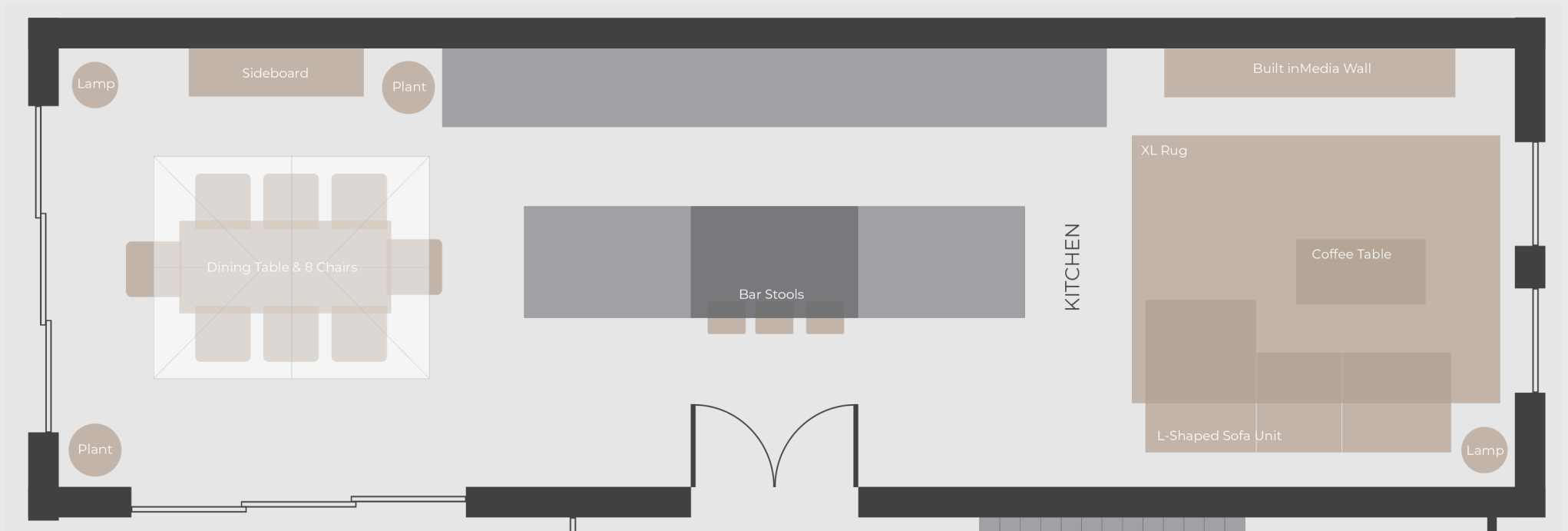
Ground Floor



All furniture is selected from Coach House Trade Suppliers.

# Kitchen Furniture Proposal

Ground Floor



# Lounge Photography

Ground Floor

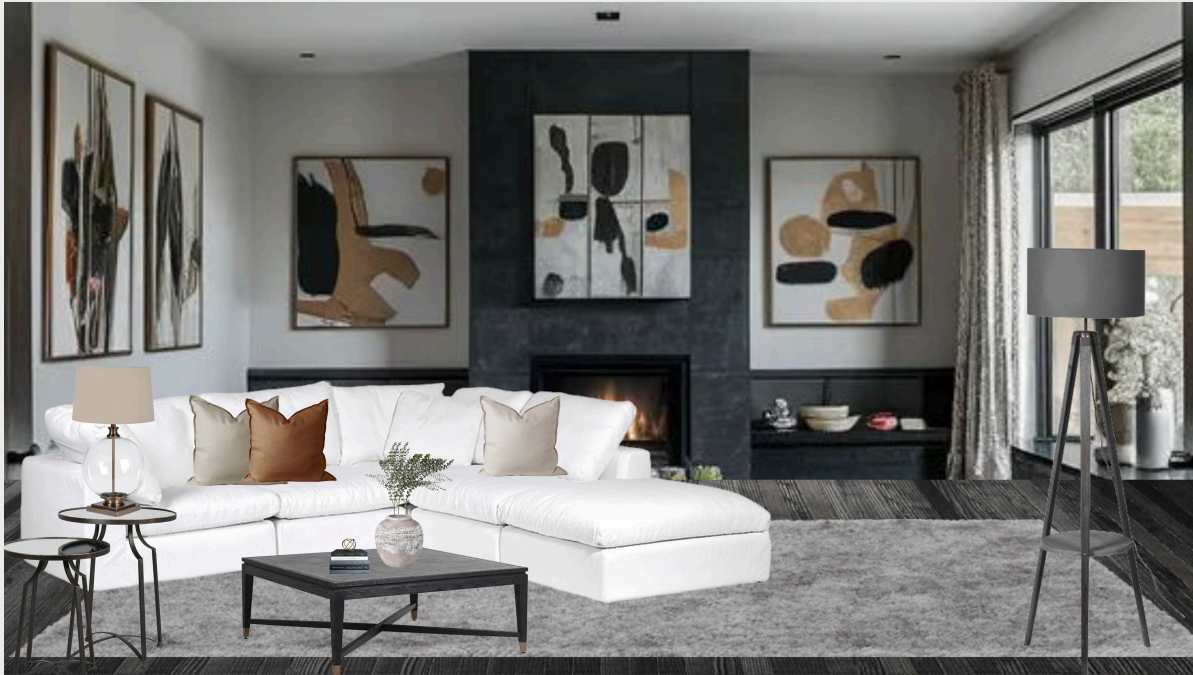


# Lounge Inspiration

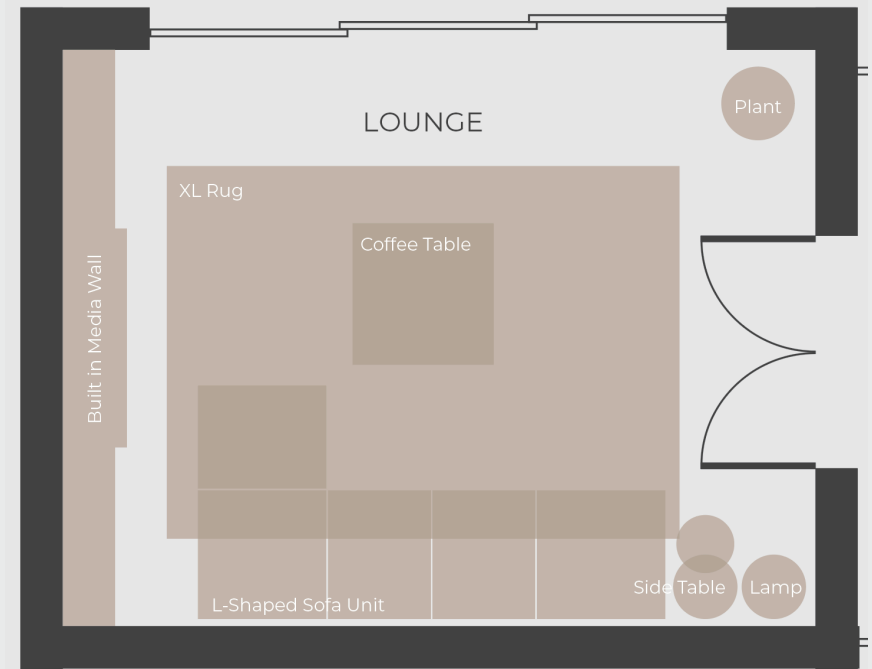


The large rectangular lounge features a full wall of sliding doors, flooding the space with natural light and promoting seamless indoor-outdoor living. Imagine a roaring open fire on the back wall, surrounded by luxury fitted shelves. A large L-shaped sofa on a soft, tactile rug and floor to ceiling curtains enhance the warmth and comfort of the space, creating an inviting atmosphere for relaxation.

# Lounge Furniture Proposal



All furniture is selected from Coach House Trade Suppliers.





# Entertainment Room Photography

Ground Floor



# Entertainment Room Inspiration



This versatile space adapts to your family's needs, whether as a home gym, cinema room, games or snooker room, or a ground-floor bedroom. It offers level floor access and could connect directly to the ground floor WC/shower room, making it both functional and flexible.

# Primary Suite Photography

First Floor



# Primary Ensuite Photography

First Floor



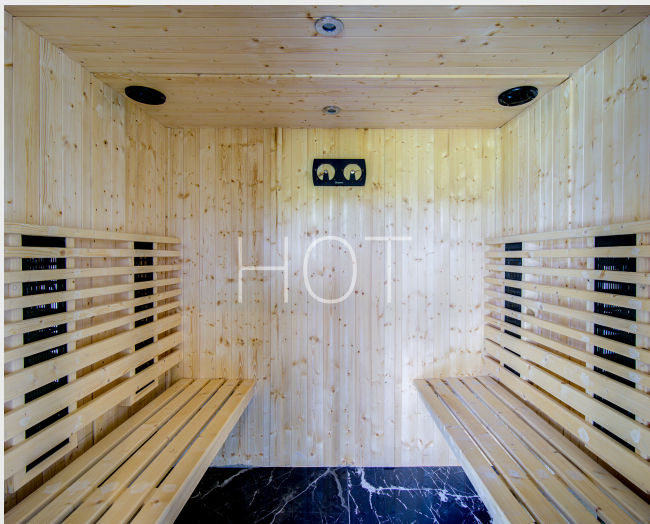
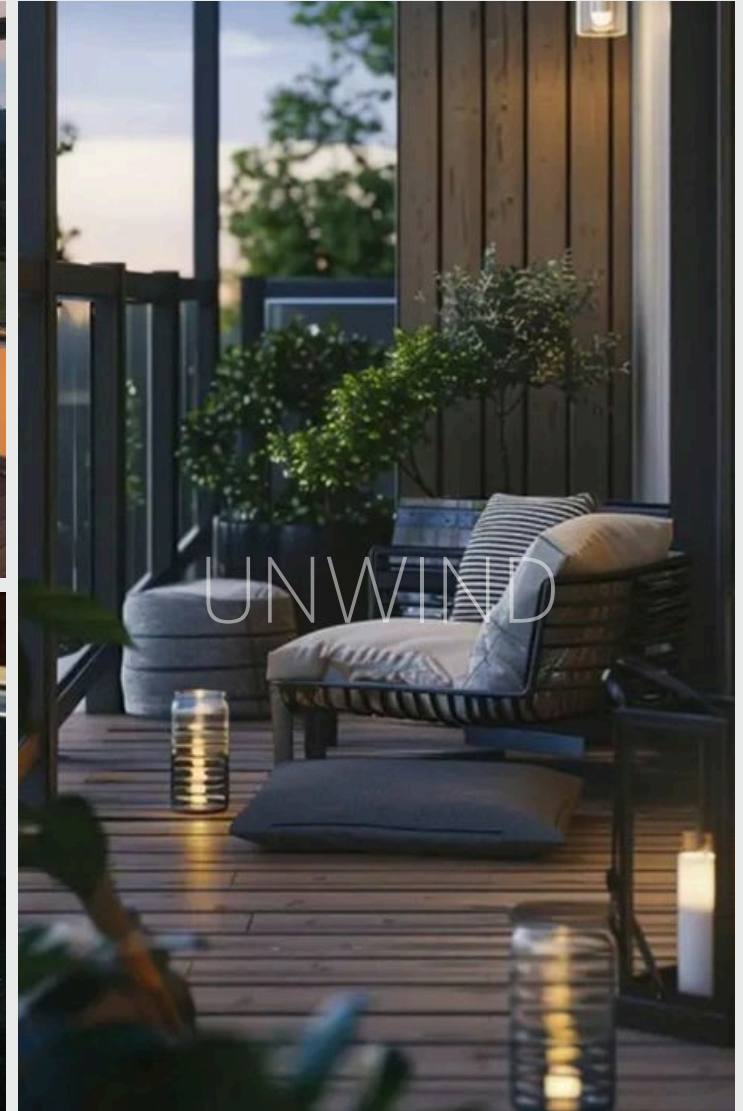
# Balcony Photography



# Primary Suite Inspiration

## Wellness Suite

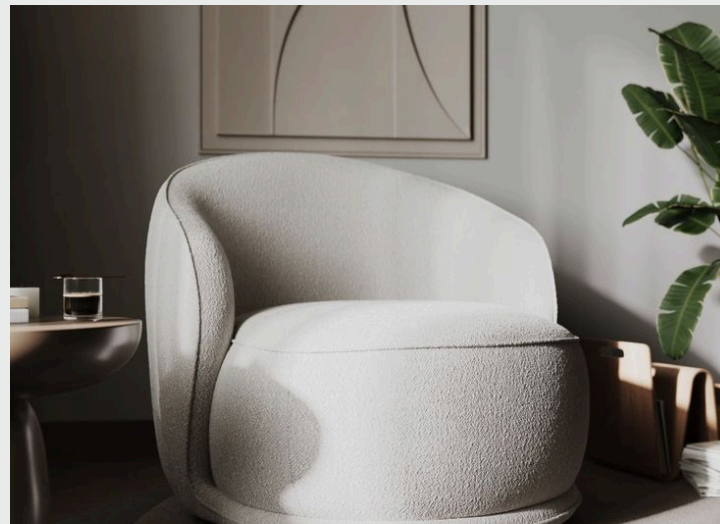
This isn't just a master bedroom—it's a luxurious retreat. The expansive space features a full marble-tiled bathroom with a six-person sauna. Large sliding doors from the bedroom area open to a balcony, offering space for hot tubs, ice baths, or a relaxation / meditation area overlooking serene meadow fields. It's a private wellness haven within your home.



# Primary Suite Inspiration

## Bedroom & Living

This expansive bedroom is bathed in natural light from large windows, enhance the dark wood floors with light, warm furniture and textiles. Cream floor-to-ceiling curtains and tactile rugs could add elegance. The entrance could feature a living space with a sideboard for coffee making, leading to a large 6ft super king bed, a chaise longue or armchair, and a spacious walk-in closet before the full marble-tiled bathroom.



# Primary Suite Furniture Proposal



All furniture is selected from Coach House Trade Suppliers.



# Primary Suite Furniture Proposal



# Bedroom One & Ensuite Photography

First Floor



# Bedroom One Inspiration

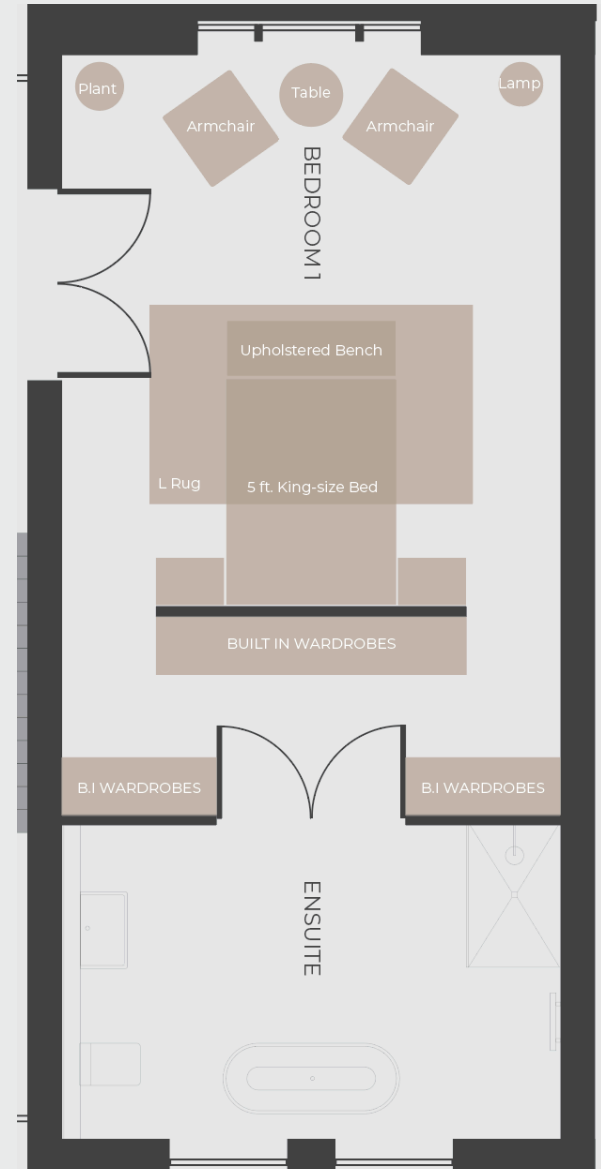
A large room with a high vaulted ceiling and a large apex window, imagine a hotel suite-inspired feature wall behind a super king bed and bedside tables. Behind that wall a luxury fitted walk-in wardrobe with mirrored walls. In front of the apex window with juliette balcony, two accent chairs and a table could create a perfect spot for morning coffee or a relaxing evening tea, with views of the garden.



# Bedroom One Furniture Proposal



All furniture is selected from Coach House Trade Suppliers.



# Bedroom Two & Ensuite Photography

Second Floor



# Bedroom Two Inspiration



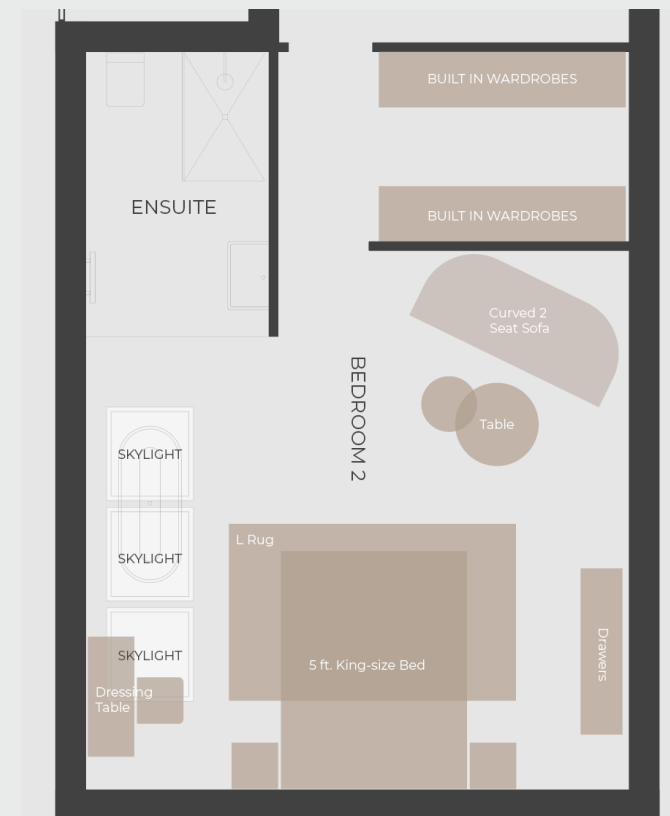
This large open-plan bedroom and bathroom could be enhanced further with a fitted walk-in closet to the left as you enter, creating a dividing wall for a sofa seating area. A king-size bed could sit against the back wall, adjacent to a luxurious freestanding bathtub under the roof of skylights, perfect for stargazing during relaxing evenings. The space seamlessly leads to the tiled bathroom area.



# Bedroom Two Furniture Proposal



All furniture is selected from Coach House Trade Suppliers.



# Bedroom Three & Ensuite Photography

Second Floor





## Bedroom Three Inspiration



The highlight of bedroom three is a tall apex window, enhancing the room's natural light. The right wall can accommodate a king-size bed with bedside tables or can be configured as a perfect children's room with a cot & nursing chair, or smaller bed, leaving ample floor space for play. On the left, before the ensuite, a fitted chest of drawers could be added to provide storage for clothes or guest essentials.



# Bedroom Three Furniture Proposal



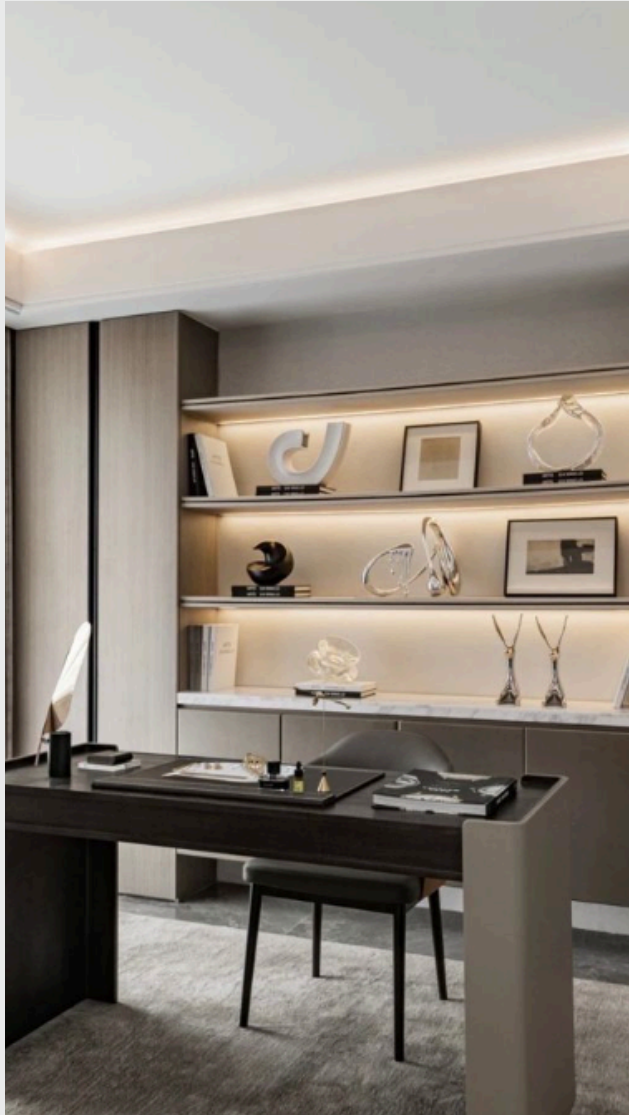
All furniture is selected from Coach House Trade Suppliers.

# Upstairs Living Space Photography

Second Floor



# Upstairs Living Space Inspiration



This versatile space, with sliding doors opening to a large balcony, offers seamless indoor-outdoor living. It can serve as a spacious office with a seating area for reading, a kids' playroom or games room, or an upstairs living room for bedrooms two and three. It's ideal for guests seeking more privacy in the evening.



For more information  
please contact

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