



# PIMLICO

## COURT

DURHAM CITY

**Pimlico**  
HOMES



PIMLICO  
COURT

LUXURY LIVING  
IN THE HEART OF  
DURHAM CITY





# THE BEST OF ALL WORLDS

An unrivalled setting on the prestigious Pimlico, in the heart of the City of Durham

Pimlico Court is an exclusive courtyard development of just 4 traditionally built executive homes. Surrounded by the leafy riverside landscape, homeowners can enjoy views of the Cathedral and Castle, riverside walks just steps away, and a leisurely stroll will find you in the bustle of Durham City itself.

The benefits of living in the city of Durham are well documented. A UNESCO World Heritage Site partnered with fantastic local independent shops, cafés, restaurants and pubs as well as theatres, shows and events are all on your doorstep.

Road links North and South are just minutes away, as is the mainline east coast LNER railway station with services to London and the North.

We can't think of a more perfect location.





# WELCOME TO YOUR FOREVER HOME

The most desirable location  
in this ancient city

This street is the most exclusive and desirable in Durham.  
There will never be another development in this location.

Expertly designed by award winning JDDK Architects  
to offer everything that modern living requires and fit  
seamlessly into this historic environment, Pimlico Court is  
truly something special.

Each of the four homes are individually designed to take  
advantage of their magnificent setting and offer large  
outdoor spaces as well as garage and car parking in the  
courtyard itself.

We are honoured to offer this unique opportunity to live in  
Pimlico Court.



# UNIQUE HOMES IN A UNIQUE SETTING

Private, secluded and a glorious woodland setting

Four individually designed homes, one home, The Knave, has 3 bedrooms and the remaining three designs have 4 bedrooms. All homes have either a garage or private parking.

  
**PIMLICO**  
COURT



## BESPOKE DESIGN AND FINISH

Pimlico Court - a forever home individually designed





# THE CLOISTERS

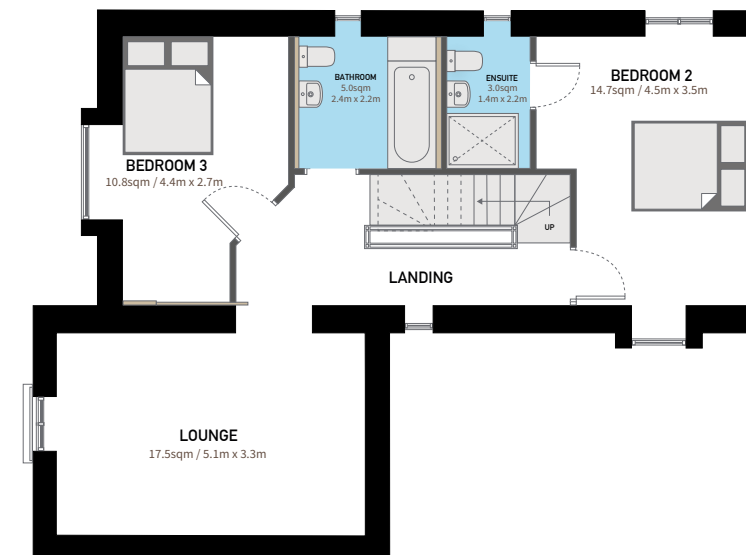
A large 4-double bedroom semi-detached home over 3 storeys with garage

The Cloisters is an attractive 4-bedroom property that has been well designed with modern living in mind. The ground floor consists of a kitchen-diner running the full width of the house leading through bi-fold doors out to the large countryside garden as well as access to the garage. A handy ground floor WC with storage completes the downstairs floor plan.

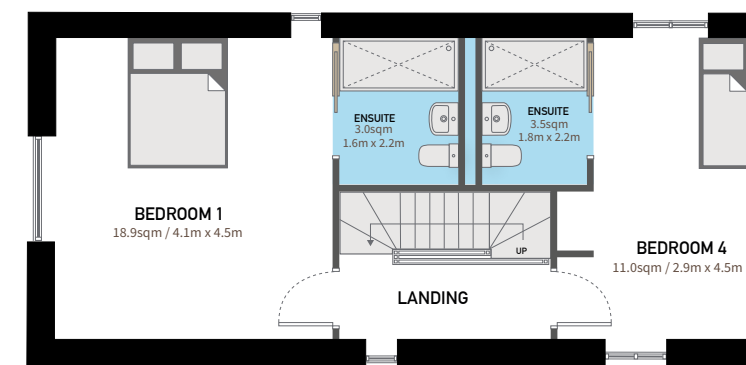
On the first floor there is a further reception room that could serve as a formal lounge, dining room or playroom, an en-suite double bedroom, a practical family bathroom and a further bedroom which could also easily be used as a home office. From the large landing on the second floor there are two double rooms, each with stylish en-suite shower rooms.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Cloisters  
4 Bed semi-detached house. Private parking.

## THE CLOISTERS - APPROX 161sqm

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Kitchen	4.5m x 3.0m	15.4
Dining	4.1m x 2.2m	9.1
Family/Snug	2.9m x 2.7m	8.0
Lounge	5.1m x 3.3m	17.5
Bedroom 1	4.1m x 4.5m	18.9
Bedroom 2	4.5m x 3.5m	14.7
Bedroom 3	4.4m x 2.7m	10.8
Bedroom 4	2.9m x 4.5m	11.9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

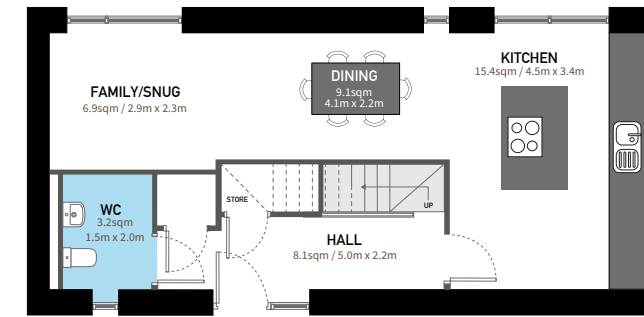


# THE PEEL VIEW

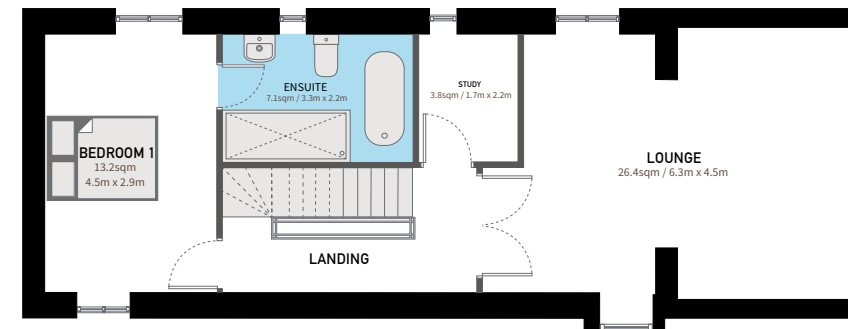
A spacious 4-bed, 3 storey semi-detached home with covered private parking

Peel View is an intriguing 4-bedroom property with a footprint design rarely found today. The ground floor has Lots of practical storage space, a WC and a large kitchen and family area looking out onto the wooded landscape and garden.

From the spacious entrance hall up to the first floor which presents you with a corner aspect lounge, a study and a generously sized master suite with bath and shower. The galleried landing leads to the second floor where there are two double bedrooms and a spacious single bedroom all with en-suite shower rooms.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Peel View  
4 Bed semi-detached house. Private parking.

## THE PEEL VIEW - APPROX 180sqm

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Kitchen	4.5m x 3.4m	15.4
Dining	4.1m x 2.2m	9.1
Family/Snug	2.9m x 2.3m	6.9
Lounge	6.3m x 4.5m	26.4
Bedroom 1	4.5m x 2.9m	13.2
Bedroom 2	4.1m x 4.5m	18.8
Bedroom 3	4.5m x 3.1m	14.2
Bedroom 4	2.9m x 4.5m	11.9

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Kitchen	4.5m x 3.9m	13.9
Dining	2.3m x 4.5m	10.5
Family/Snug	2.6m x 2.9m	7.6
Lounge	4.5m x 5.6m	18.6
Bedroom 1	4.5m x 5.0m	20.8
Bedroom 2	4.5m x 2.9m	3.2
Bedroom 3	3.1m x 3.1m	12.8

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

THE KNAVE - APPROX 154sqm

# THE KNAVE

3 storey, semi-detached home, 3 double en-suite bedrooms and garage

The Knave has a very generous footprint, 3 floors, 4 double en-suite bedrooms and an integral double garage. Off the spacious entrance hall with a thoughtfully designed cupboard as well as a WC is the kitchen and family room leading to the integral garage and out to the extensive garden and patio areas.

A second L-shaped reception room enjoys dual aspects on the first floor, and the spacious hallway leads to two double en-suite bedrooms, one with bath and one with shower. Upstairs on the second floor, a further two bedrooms can be found, again with full en-suite shower rooms.







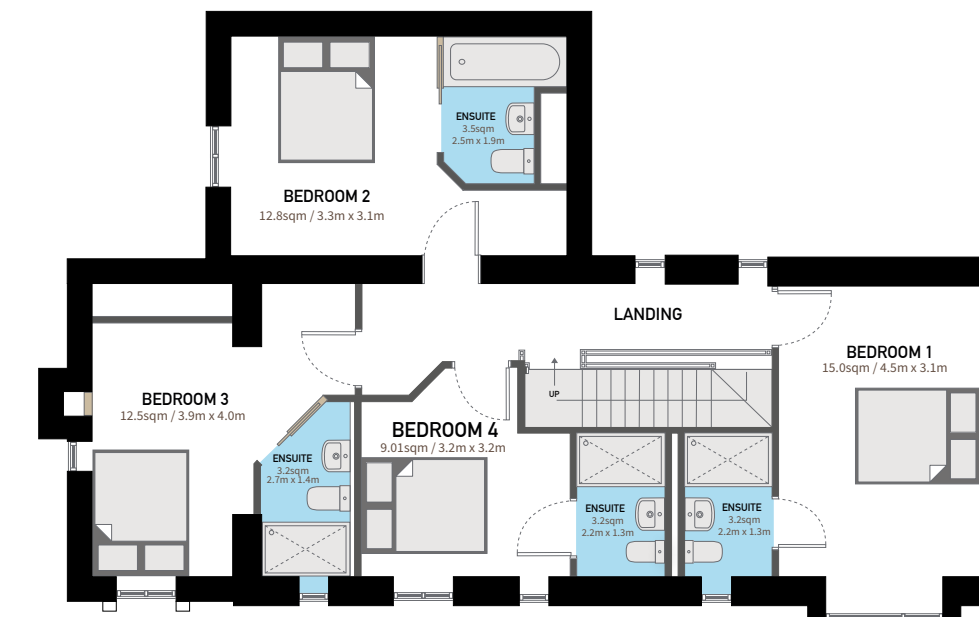
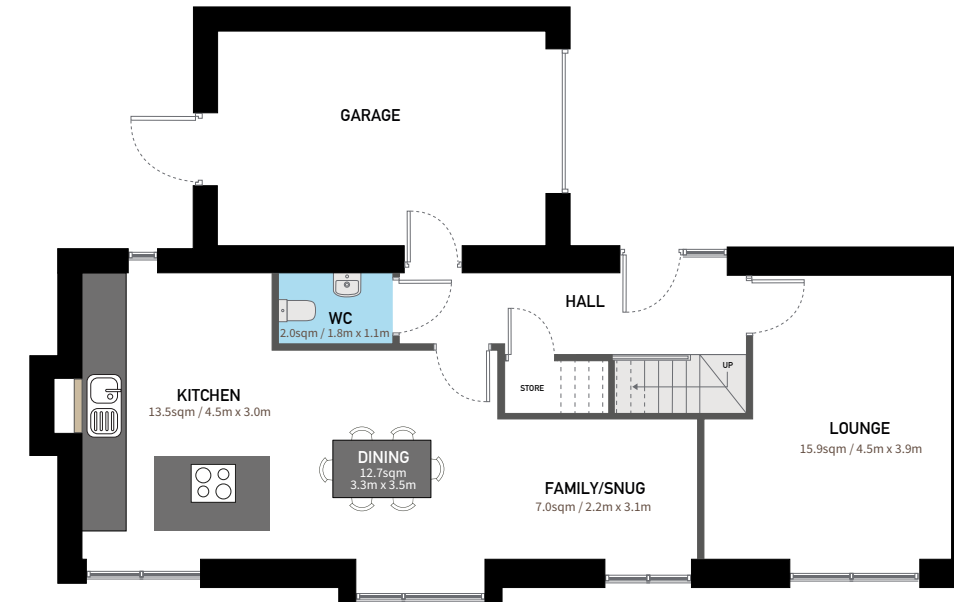
# TOWER WALK

A semi-detached, 4 double en-suite bedroom home, garage and elegant family room overlooking sizeable gardens

The entrance hallway leads to a modern living, open-plan lounge, kitchen and dining room with French doors providing direct access to the garden. Perfect for al-fresco dining.

The fully fitted kitchen has integrated appliances and there is also a utility area and downstairs WC.

To the first floor there are four a spacious bedrooms with ample storage, all with en-suite bathroom. Tower Walk is ideal for couples, downsizers or growing families.



TOWER WALK - APPROX 144SQM

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Kitchen	4.5m x 3.0m	13.5
Dining	3.3m x 3.5m	12.7
Family/Snug	2.2m x 3.1m	7.0
Lounge	4.5m x 3.9m	15.9
Bedroom 1	4.5m x 3.1m	15.0
Bedroom 2	3.3m x 3.1m	12.8
Bedroom 3	3.9m x 4.0m	12.5
Bedroom 4	3.2m x 3.2m	9.0

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





# SPECIFICATIONS

We are proud to offer a stunning level of quality, expertly designed with practicality and style in mind.

## EXPERTLY DESIGNED KITCHENS

- The kitchens are designed with stylish contemporary elements such as matching Dekton worktop and up-stands and Quooker Fusion tap in gold.
- Modern living needs are always considered, - kitchen by Lusso design.
- Bosch appliances are fully integrated including:
  - Oven and Combi Microwave
  - Dishwasher.
  - Nikola Tesla Hob with downward draft integrated Extractor.
  - Fridge Freezer.
  - Washer Dryer.

## LUXURY BATHROOMS AND EN-SUITES

- A range of contemporary leading brands ensure that bathrooms are both stylish and practical.
- Design features such as rosegold taps and showers in master and brushed brass in en-suite bathrooms with fluted glass shower screens.
- Lusso sanitary ware, stone resin shower trays and stone baths and ceramic wall tiles in shower enclosure and behind sinks bring that touch of exclusiveness and ultimate luxury.



**LUSSO**

 **BOSCH**

**Quooker**

 **DEKTON**

 **elica**  
aria nuova



# SPECIFICATIONS

## The Pimlico difference

### PALATIAL ROOMS

- Our designers make the very best use of the space which allows you to flexibly adapt it so that your home works for you.
- Will you have a formal lounge or a hobby room? Do you need a playroom or home office? Each of our homes can be utilised in a number of ways and with clever use of décor your property will be your forever home.

### BRINGING THE OUTSIDE, IN

- New homes are rare to the market especially in such a prime position in the middle of Durham. Each home comes with a beautiful garden surrounded by established trees and shrubbery.
- Reception rooms are fitted with bi-fold or French doors allowing you access to the wonderful garden and woodland and city vistas.

### THE PIMLICO DIFFERENCE

- Extra special finishing touches are what makes our homes just a little bit more special.
- Designer accents with internal carpentry ensure the luxury element is carried throughout the home.
- External Doors and Windows are industry leading for security and energy efficiency. With anthracite grey, modern looking and stylish but still fitting in with the surrounding heritage buildings.
- Floor coverings are chosen to be both practical and stylish. Amtico Spacia flooring in Powdered Oak is used throughout the ground floor. Porcelain Calcatta marble effect tiles are in bathrooms. A luxury neutral shade carpet is laid in bedrooms and Amtico on staircases.



### BRICK WORK AND STONE WORK

- Tarmac and partly blocked paved driveway.

### GARDENS/PATIO TERRACE

- Deer Park fencing with hedging planting on the boundary. Porcelain tile in patio gardens all luxury finish.

### HEATING & SUSTAINABILITY

- Air source heat pump to heat the homes which is future proofing the property and classed as renewable energy and should be on par with gas costs, as every 4 units it outputs you should get 3 units free.
- Electric charger for electric vehicles in garages and plot 2 will be on covered car port.

### HEATING

- Underfloor heating on the ground floor.
- First/second floor radiators & bathrooms stylish towel radiators.

# Pimlico HOMES

## ABOUT PIMLICO HOMES

At Pimlico Homes we are committed to building quality homes steeped in traditional values, for our clients who aspire to live in outstanding locations.

As a family business we have operated in the North East, Scotland and London on various commercial and residential projects and Pimlico Court will be an exceptional addition to the residential portfolio.

Our ethos in everything we do is to do it with pride and for longevity, and along the journey with respect as a family to all we work with along the way. Pimlico Homes take every decision with the homeowner at heart...

...making dream homes a reality.



## THE PIMLICO PLEDGE

We understand that buying a home is one of the most important financial decisions you are ever likely to make, and we are with you every step of the way.

Our team is dedicated to making the process a pleasurable one with great lasting memories of the very best in customer service from the moment of your reservation to the day you receive your keys and beyond.

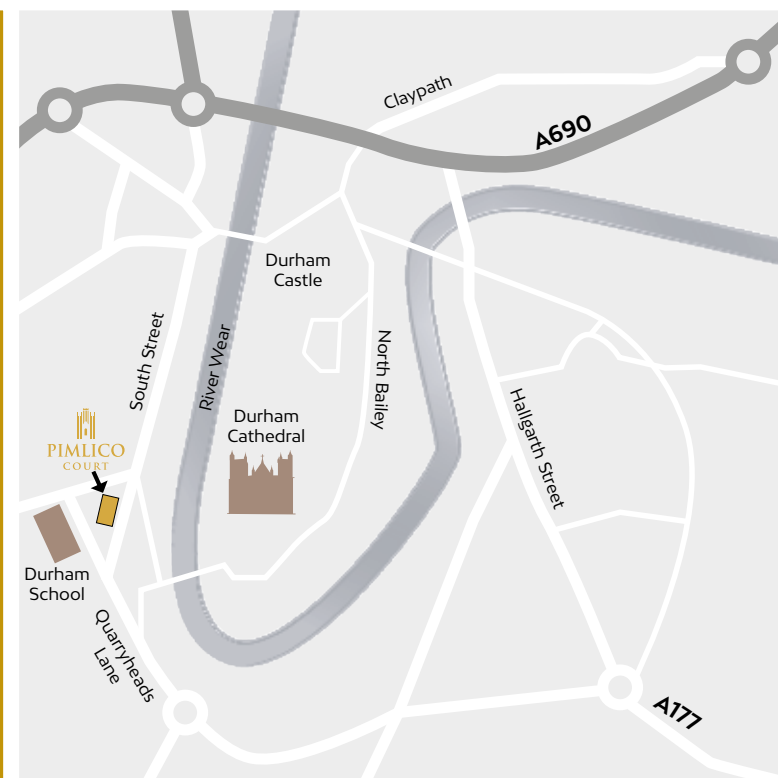




# PIMLICO COURT

“The enduring appeal of these well-designed homes together with cultural city centre living will result in high demand for these stunning properties”

Jan Dale - property consultant



Viewing by appointment only  
0845 643 1186  
[info@urban-base.com](mailto:info@urban-base.com)

Pimlico Court  
Pimlico  
Durham  
DH1 4QW

**Urban BASE**  
EXCEPTIONAL SERVICE DISTINCTIVE HOMES

**Pimlico**  
HOMES

[www.pimlico.homes](http://www.pimlico.homes)