



Priory Gill, Brasside, Durham. DH1 5SF

This stylish four bedroom home is situated in a remote, picturesque location and is only a ten minute drive from the heart of Durham City. Priory Gill presents a perfect mix of city life, whilst also providing a rural setting to enjoy peace and tranquillity. This large plot benefits from an exceptional amount of outside garden space with just under an acre of land.



£685,000 Freehold

PROPERTY DESCRIPTION

This is a property not to be missed. This beautiful, individually built detached home provides spacious and stylish accommodation throughout across a width of flexible living spaces, work from home settings and fantastic kitchen. There are open-fields to the rear of the property, presenting a great degree of privacy and parking for up to four vehicles in the entrance of the residence.

The reception hall welcomes you into this beautiful home with Karndean flooring throughout the ground floor. The property boasts exceptional quality, from the beautifully designed kitchen to the inset spotlights and the underfloor heating throughout. The dining area features a large log burner and bi-fold doors, which open out into the patio and garden area, providing a perfect setting for family and friends gatherings. The outdoor area has a brick built pizza oven, a vegetable plot and a large summer house, previously used as a gym with solar panels.

The home briefly comprises: warm entrance hall, shower room, ground floor bedroom, kitchen and breakfast room, a stylish living room, separate diner, a games/additional snug room, a further shower room and a spacious office, providing perfect settings to work remotely or run a business.

To the first floor there are stairs leading to two additional double bedrooms and family bathroom. To the right wing of the property there is a further double bedroom with dressing area, cloak room/WC and a living area with access to a stunning balcony to enjoy the stunning views over Durham city.

Just a stone's throw away from the most historic ruins in Durham at Finchale Abbey, this property is set perfectly with walks to enjoy in this rural setting or drive just ten minutes into Durham city for the many amenities it has to offer including the commuting corridors of the A167M & A1M. This property is also conveniently located five minutes drive away from Arnison Retail Park with many shops and supermarkets and the surrounding well-rated schools.

Viewing is essential- available 7 days a week.

Council Tax Band: D

EPC Rating: D

FEATURES

- Stylish Four Bedroom Family Home
- Spacious Accommodation Throughout
- West Facing Rear Landscaped Garden
- West Facing Garden with Just Under an Acre of Land
- Rare Opportunity



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Access to the home is via the door to the front elevation into the hallway, which has a PVC double glazed window, karndean flooring and stairs access to the first floor landing, which leads to two double bedrooms and a family bathroom.

BATHROOM ONE

This stylish bathroom includes a low level WC, a large floating vanity style wash basin and a walk in shower with a mains fed rainfall shower above. The bathroom benefits from underfloor heating, floor to ceiling tiling, inset ceiling spotlights and a chrome heated towel wrack.

KITCHEN/BREAKFAST ROOM

The open plan kitchen and breakfast area has a range of wall units with a gloss white finish with matching quartz white work tops, a ceramic sink unit, an electric oven, separate grill/microwave and an induction hob with an extraction hood. The kitchen also includes a built in dishwasher and fridge freezer. Completing this space is inset ceiling spotlights and underfloor heating.

BEDROOM FOUR

This bedroom is situated on the ground floor. It is a spacious double bedroom, which is positioned to the front of the property with carpet and underfloor heating.

LIVING ROOM

This stylish room is situated to the rear of the property. Access to the outdoor area is via the French doors, which lead to the patio courtyard. This room features inset ceiling spotlights and karndean herrinbone flooring with underfloor heating. Finishing off this room is a fitted media centre and a stone fireplace and log burner.

DINING ROOM

The formal dining room is positioned next to the kitchen and breakfast area. This room consists of double glazed bi-fold doors with fitted blinds, leading out to the courtyard, which present impeccable countryside views. This room features a brick built fireplace and log burner.

GAMES ROOM

This very spacious room is located next to the formal dining room and is currently being used as a games room for the vendors children to enjoy. This room features laminate flooring, a large fitted storage cupboard and a double glazed door giving access to the side of the property.

BATHROOM TWO

This room is situated right next to the office at the rear of the home. This bathroom consists of a WC, a floating vanity style hand wash basin and a shower cubicle with mains fed shower head. Completing this room is floor to ceiling tiling, underfloor heating and inset ceiling spotlights.

BEDROOM ONE

This spacious double bedroom has carpet flooring throughout, a dressing area with fitted wardrobes and sliding doors and two double glazed skylight windows.

CLOAKROOM/ WC

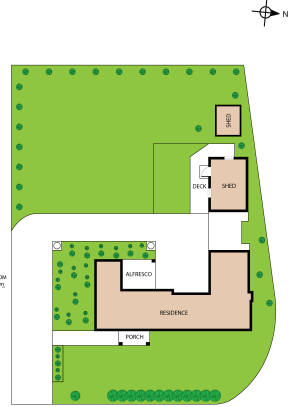
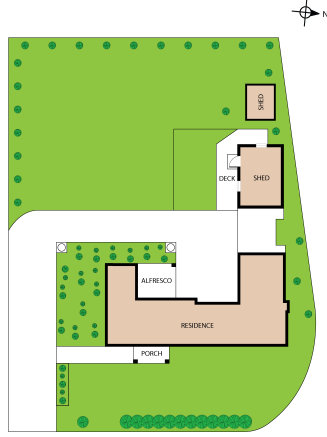
Situated next to the main bedroom is a first floor cloakroom, comprising of a low level WC and vanity style wash basin. This room has ornate tiled flooring, white wall tiling, a chrome heated towel rack and a skylight window.

LIVING ROOM TWO

Situated next to the first floor cloaks room is an additional living area with skylight windows and carpet throughout. This room also benefits from a



FLOORPLAN & EPC



Priority gill - Durham DHT 55F
TOTAL APPROX. FLOOR AREA 271 SQM
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any subsequent purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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