

UrbanBASE  
EXCEPTIONAL SERVICE. DISTINCTIVE HOMES.

£695,000 Freehold



**Fernhill Lodge Luxury Gate House,  
Crossgate Moor Durham City, DH1 4JZ**



## PROPERTY DESCRIPTION

Substantial PRICE ADJUSTMENT on this LUXURY LODGE in the heart of the City. A very rare opportunity to acquire one of the finest detached lodges offering luxury accommodation within a discreet and private setting. Recently refurbished to an extremely high level, this stunning home will suit the more discerning client looking for a special home in the city.

The accommodation briefly comprises; entrance split-level reception hall with cloaks/wc and solid wood flooring, open plan stylish and well designed fitted kitchen / breakfasting area with integrated appliances, a separate utility, open plan lounge with dining room with French doors to garden. To the first floor are three good sized en-suite double bedrooms, the main bedroom having a walk-in dressing room. The exterior comprises a private landscaped walled garden with south facing aspect, courtyard parking via gated entrance.

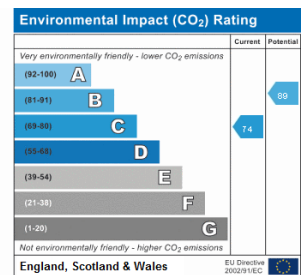
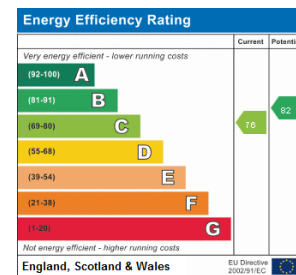
For more information or a private viewing please call the Urban BASE, Durham City Portfolio team.

## FEATURES

- SUBSTANTIAL DETACHED LODGE
- THREE SPACIOUS DOUBLE BEDROOMS
- STYLISH EN-SUITES TO EVERY BEDROOM
- REFURBISHED TO EXQUISITE QUALITY
- PRIVATE GATED ENTRANCE
- PART OF ESTABLISHED MANOR-HOUSE ESTATE
- CENTRAL CITY LOCATION
- LANDSCAPED GARDEN & COURTYARD PARKING
- Council Tax Band - E
- PRICED TO SELL



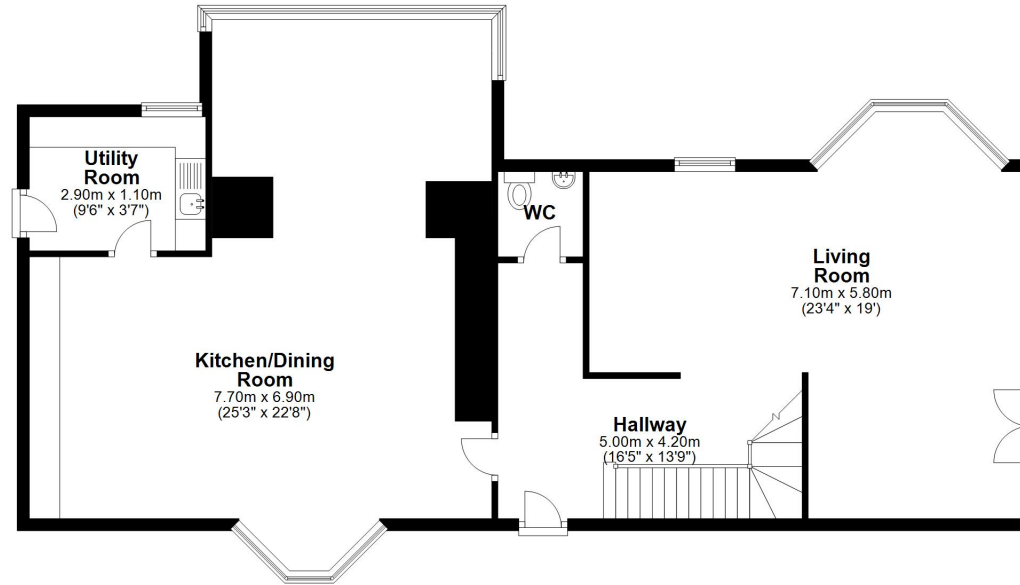
# ROOM DESCRIPTIONS



# FLOORPLAN

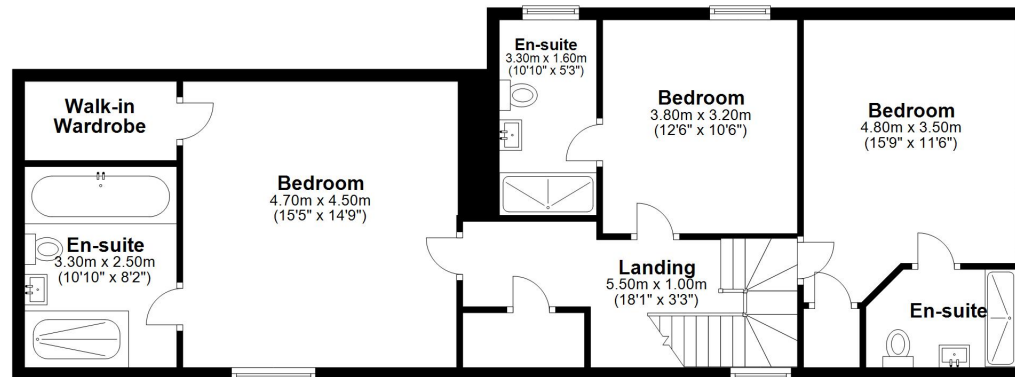
## Ground Floor

Approx. 99.9 sq. metres (1074.9 sq. feet)



## First Floor

Approx. 86.3 sq. metres (928.7 sq. feet)



Total area: approx. 186.1 sq. metres (2003.6 sq. feet)

NOTE: plans are for illustration purposes only and are not to scale  
Plan produced using PlanUp.

## Fernhill Lodge