



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

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 hall, open plan stylish and well designed fitted kitchen / breakfasting area, utility, lounge / dining room with French doors to garden. To the first floor are three en-suite double bedrooms. 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.

£695,000 Freehold



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.

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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

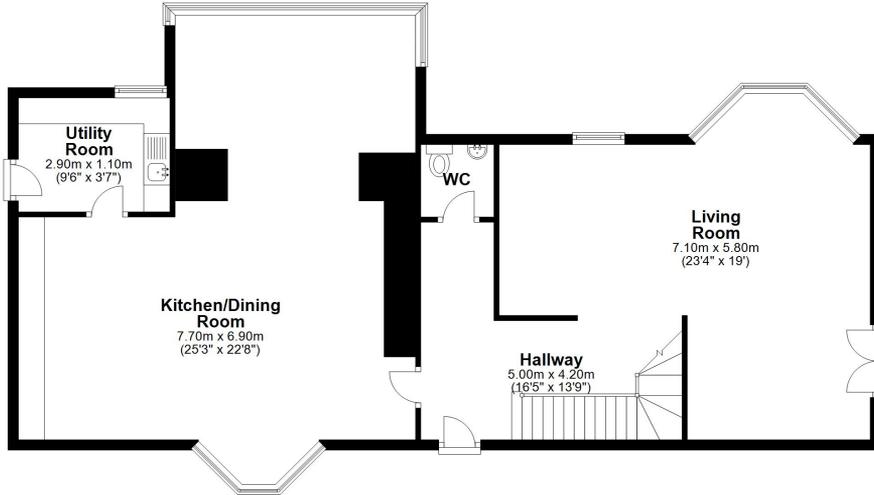


FLOORPLAN & EPC



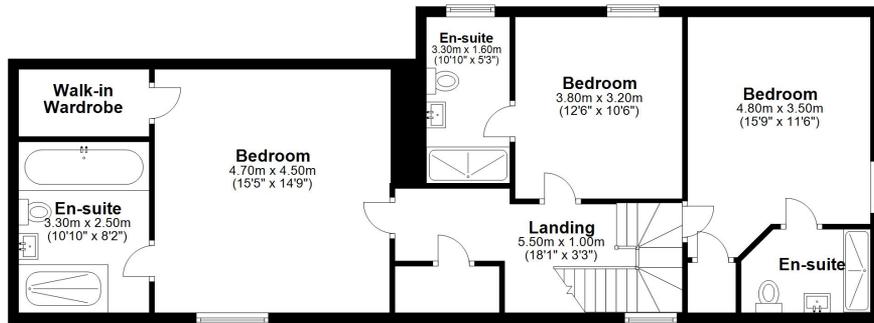
Ground Floor

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 (2033.6 sq. feet)

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

Fernhill Lodge

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			89
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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