



Hill Top Farm, Durham. DH1 2QL

Situated on one of Durham's finest residential developments, Hill Top Farm, is located on the boundary of the prestigious Ramside Golf & Spa Hotel on the edge of Durham City. This bespoke four bedroom barn-style property offers charm and character combined within a superb design and high level of specification rarely found. Enhanced further with a double garage, additional parking courtyard and lawn gardens - all set within a private gated community. A viewing is highly recommended.



£675,000 Freehold

PROPERTY DESCRIPTION

Upon arrival at this exquisite property the exterior design offers the wow-factor rarely seen within the Durham City market. Designed in keeping with the original barns that were once in this location, the large glass panels, over-sized windows, and french doors all add the contemporary style of this family home.

The accommodation comprises; open plan entrance hall with open-tread modern staircase to first floor, access to cloaks/wc. The living space benefits from grey ceramic floor tiling throughout, a feature log burner and glass doors to rear garden. The dining area benefits from direct access to the garden. The kitchen has an array of contemporary wall and base units with integrated bosch appliances; hob, oven, fridge, freezer and dish washer.

To the first floor there is a spacious landing with window to south aspect. There are four stylish bedrooms, the main bedroom suite benefitting from beautiful fitted robes to one wall, along with an en-suite comprising walk-in shower, wash basin and wc, with decorative tiling to floor and walls, and towel rail. The house bathroom comprises of bath, shower and cubicle, wash basin and wc.

Externally the property is accessed via the French doors or through the garage which affords access to an enclosed area and landscaped garden mainly laid to lawn with shrubs to boundary and a patio area.

Agents Notes: An estate management charge applies for the communal areas, and private gated entrance, which is circa £960.00 per annum for 2023/2024.

FEATURES

- Luxury Barn-Style Property
- Four Bedrooms, Main with Fitted Wardrobes
- Private Gated Setting
- Overlooking the beautiful Ramside Golf Course
- Spacious Open Plan Living Room & Dining Area
- Viewing Strongly Recommended
- Stunning Family Home
- Underfloor Heating Throughout
- Triple Glazed Windows with Aluminium Frames



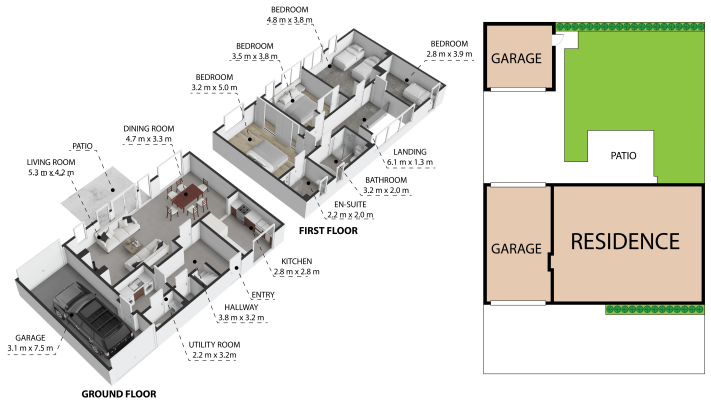
ROOM DESCRIPTIONS



FLOORPLAN & EPC



12 Hill Top Farm Durham DH1 2QL
TOTAL APPROX. FLOOR AREA 171 SQM
We do not intend this plan to be used to measure the accuracy of the floor plan. Consideration of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	84	
(69-80) C		
(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	

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