



rare! From Sanderson Young



Hallgarth Farmhouse  
Durham



## Hallgarth Farmhouse, Durham, County Durham DH1 3BJ

Offers Over £850,000

Outstanding & Historic Family Home set within a Generous Garden Site Offering an Abundance of Period Charm with Two Reception Rooms, Open Plan Kitchen/Diner, Five Bedrooms, Attached One Bedroom Annex with Home Office, Family Bathroom, Two En-Suites, Off Street Parking & Delightful Mature Gardens that stretch to almost 1/3 of an acre!

This wonderful, stone built family home is ideally located within the very heart of Durham City Centre and offers almost 2,700 sq ft of internal living space. Hallgarth Farmhouse, which was purchased by the current owners over 30 years ago, dates back to the fifteenth century and was originally constructed as Elvethall Manor and was included as part of Durham Cathedral's Priory Estate. The property was rebuilt by the cathedral around 1910 and has since been sympathetically modernised and is now well presented throughout. Hallgarth Farmhouse, which is placed just off from Hallgarth Street, is ideally situated to offer direct access into Durham City Centre with its shops, cafes and restaurants and is also located close to excellent transport links and outstanding local independent and state schooling. The property comprises:

Vestibule | Reception hall with staircase to the first floor and under stairs store cupboard | Drawing room, which is generous in size, with a walk-in bay window with window seat and views of Durham Cathedral, polished wooden flooring and stone fireplace with open fire | The main hallway then leads through to the pleasant kitchen/dining room, with dual aspect and solid oak cabinetry, granite worktops, Rayburn range cooker/boiler, Belfast sink and walk-in pantry cupboard | A door from the dining area leads to a lovely lounge/family room with a cast iron fireplace and views over the gardens | A second door from the kitchen/diner then leads through to the garden room which enjoys terracotta tiled flooring and French doors leading onto the private sun terrace | There is a good sized study which is accessed from the garden room; a utility room with a door to a side area with bin storage and a shed; and a cloaks/WC with shower. | The property also has the benefit of a second staircase which leads from the garden room and onto a delightful, self-contained studio/bedroom five. This wonderful and flexible studio space offers underfloor heating and has a seating area, built-in wardrobe and cupboards and bespoke staircase leading to a mezzanine level/sleeping platform with a double bed, an en-suite and provision for the installation of a small kitchen, and a charming Juliet balcony in the gable wall. This amazing space is perfect for those who have visiting guests or for older children, or indeed for a short term let providing a useful income should it be required. | The main stairwell leads to a landing and then onto four double bedrooms | Bedroom one with re-fitted en-suite, built-in wardrobes and beautiful views of the cathedral | Two further double bedrooms are served by a well-presented family bathroom and a fourth double with en-suite | There are also two attic storage rooms which are accessed by a pull-down step ladder | Externally, the property is accessed via a private gated driveway offering off street parking for several vehicles and enjoys a delightful lawned garden that is positioned to the front of the home with well stocked borders and tree house. | To the rear, is a second smaller lawned garden with a private sun terrace with paved patio and gated access to the rear. | The property also benefits from full planning permission for a two car garage and storage with flexible accommodation above, to be located to the front of the garden area. This accommodation could lend itself to a range of uses such as additional guest accommodation, playroom, or home office.

Well presented throughout, with an abundance of period charm and character, this excellent detached family home simply demands an early inspection and internal viewings are strongly recommended to fully appreciate the quality of accommodation on offer in such a central location.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: E











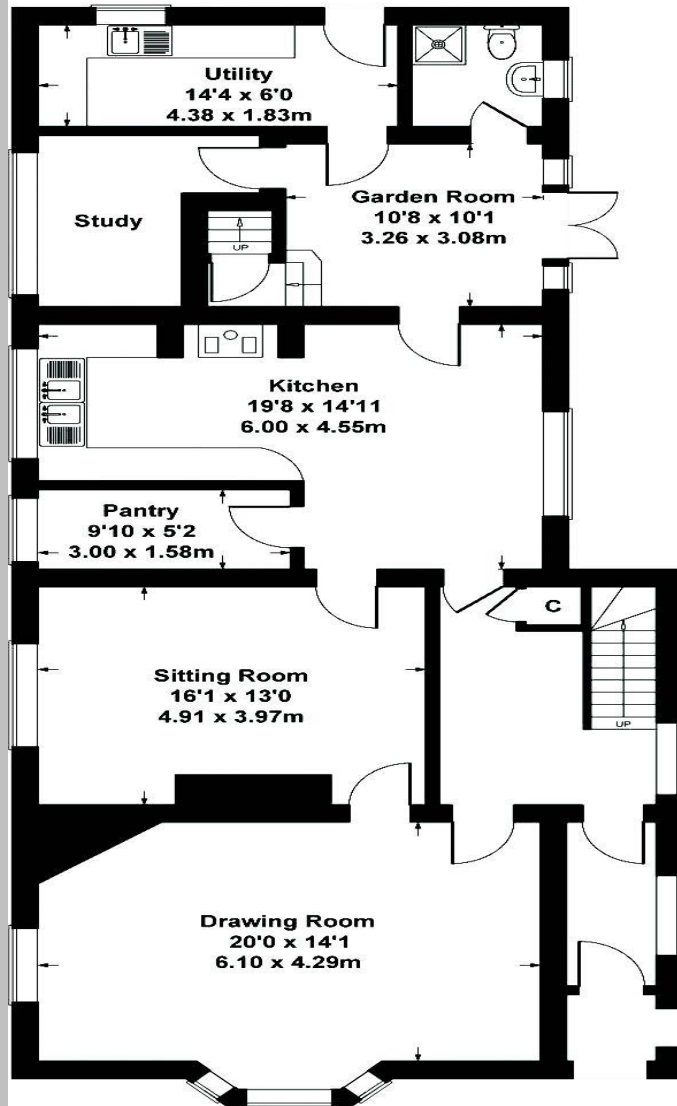




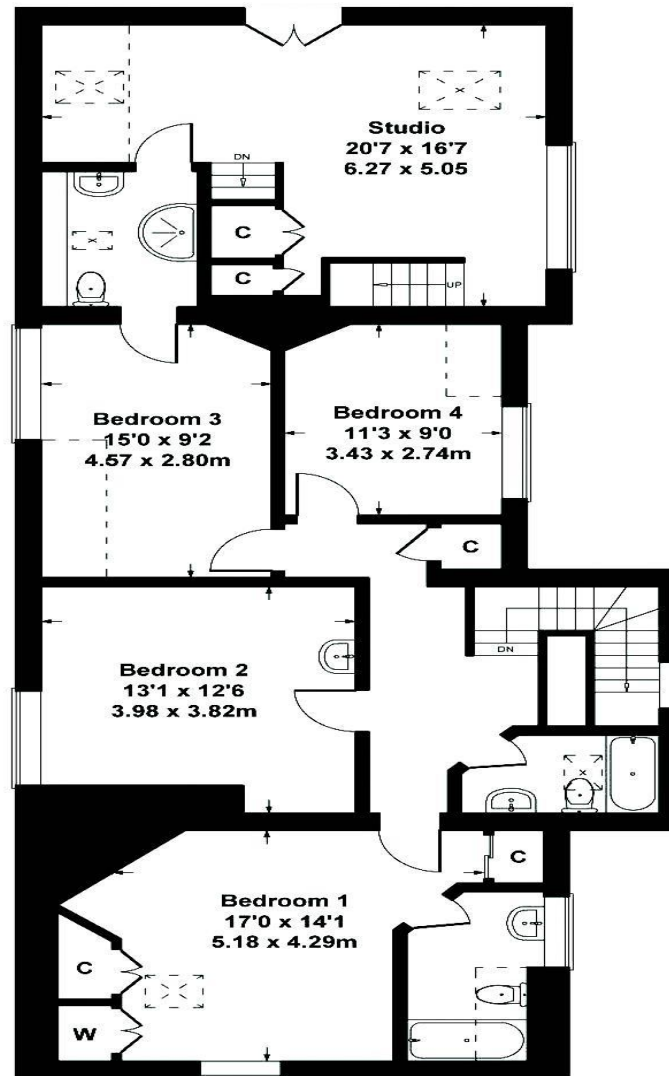


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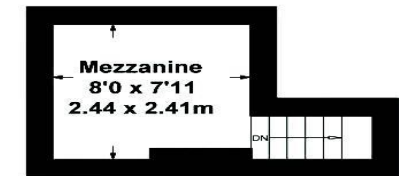
Approximate Gross Internal Area  
2691 sq ft - 250 sq m



GROUND FLOOR



FIRST FLOOR



MEZZANINE



Hallgarth  
Farmhouse

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