



4 bed detached house to buy in

Sunderland Road, Newbottle, Houghton
Le Spring, Tyne and Wear, DH4 4HH

£620,000 Starting Bid

 x 4  x 2  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Rare to the Market
- ✓ Four Bedroom Detached House
- ✓ Luxury Kitchen-Diner
- ✓ Horse Stables
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A Rare Opportunity to Acquire an Exceptional Detached Family Home with Equestrian Facilities and Stunning Views

This truly unique and rarely available detached family residence is presented to an exceptionally high modern standard throughout and occupies an impressive, generously sized plot with breathtaking open views.

The main house offers beautifully appointed and versatile accommodation, beginning with a grand entrance hallway that immediately sets the tone for the quality and space on offer. The ground floor comprises a stylish living room with open fire and French doors leading to rear, a stunning open-plan kitchen, lounge and dining area ideal for modern family living and entertaining, along with a contemporary bathroom.

To the first floor, there are four well-proportioned bedrooms, with the luxurious master suite benefiting from its own private balcony to enjoy the surrounding views overlooking the rear garden, Penshaw Monument and distant views of Durham Cathedral to the front, as well as a dressing room. A sleek family bathroom completes the upper level.

Externally, the property continues to impress. The grounds include a large patio area with hot tub, perfect for entertaining, a substantial lawned garden, and uninterrupted panoramic views that must be seen to be fully appreciated. In addition, there is a superb bar/sun room with a fully functional bar with beer pumps, pool table and retro gaming machine, and a raised square fish tank creating an ideal social space for all seasons.

A standout feature of this remarkable home is the separate gated access leading to the newly built, expertly constructed stables, capable of accommodating up to six horses. The stables have been thoughtfully designed and benefit from cavity walls, full drainage and a gas boiler, making them both practical and high quality—ideal for equestrian enthusiasts or those seeking a versatile outbuilding with further potential. There is also space on the plot to build an additional two separate bungalows.

This is a one-of-a-kind property combining luxury family living with outstanding outdoor space and equestrian facilities, all set in a stunning location. Early viewing is highly recommended to fully appreciate the scale, finish and rare lifestyle opportunity on offer.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £620,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

External



Hallway



Living Room



Kitchen



Snug



Dining Room



Downstairs W.C.



Landing



Master bedroom



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Bar



Rear Garden



Garden



Side Garden



Stables



Outside space



Garage





Ground Floor
Floor area 106.0 sq.m. (1,141 sq.ft.)



First Floor
Floor area 84.1 sq.m. (905 sq.ft.)



Outbuilding
Floor area 114.8 sq.m. (1,235 sq.ft.)



Total floor area: 304.9 sq.m. (3,281 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

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