

# Lower Lodge

3 THE PASTURES | LANCHESTER | COUNTY DURHAM



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A substantial new high specification luxury family  
property in a small and exclusive development

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Lanchester Village Centre 0.6 miles | Consett 5.4 miles | Durham City Centre 8.4 miles  
Newcastle City Centre 14.5 miles | Newcastle International Airport 21.0 miles









## Accommodation in Brief

Entrance Hall | Sitting Room | Open Plan Kitchen/Dining/Family Room  
Utility Room | Cloakroom/WC | Study

Principal Bedroom Suite with Shower Room & Dressing Room

Guest Bedroom with En-suite Shower Room | Three Further Bedrooms  
Family Bathroom

Double Garage | Double Driveway | Front & Rear Gardens | External Store











## The Property

Lower Lodge is a luxury new build family home forming part of an exclusive development of only a handful of high specification properties in the desirable County Durham village of Lanchester. The property offers spacious, flexible, open accommodation which has been designed and built for exceptional modern day living with the greatest attention of detail to fixtures and fittings.

A large double height entrance hallway with understairs cupboard leads off into the sitting room on the left, with a chimney breast and elegant fireplace to add warmth and character. This room can be open plan to the kitchen/dining/family room or can be separated by a fantastic sliding door to maximise space. To the right of the entrance hall is a superb sized study, which could also be a play room, home gym or further reception space. The kitchen/dining/family room takes up the full width of the rear of the house with three sets of bi-folding doors out into the rear garden. The kitchen has been beautifully designed with an abundance of minimalist floor and wall units in a contemporary colour palette with integrated appliances. The dining and family areas offer huge flexibility over use of the space. A large utility room, almost as impressive as the kitchen, sits just off to the side and a cloakroom/WC completes the downstairs layout.

On the first floor an opulent principal bedroom sits to the front of the house and includes a dressing room and luxuriously appointed en-suite shower room. A large guest bedroom, also with en-suite shower room is located above the garage. Three further bedrooms, all with a whole wall of fitted wardrobes, offer an abundance of space and are serviced by a stunning family bathroom with a modern freestanding tear drop bath and separate walk-in shower.















## Externally

To the front of the house is a double width paved driveway leading to a double garage with power and lighting, and a paved path heads across the lawn to the front door beneath a grand portico. There is independent access down the side of the house to the rear garden with further lawn and a large patio. There is a door into the garage for pedestrian access and a recessed storage area. Mature trees line the bottom of the rear garden, providing privacy.

### **Agents Note**

Flooring is to be fitted and will be included as part of the sale.

## Local Information

Lanchester is a popular and thriving commuter village set amidst beautiful countryside of mainly pasture and woodland and a short distance from the North Pennines Area of Outstanding Natural Beauty. The Smallhope Burn, a tributary of the River Browney, runs through the Lanchester Valley. The local economy was mainly based on agriculture and the grandeur of its Church indicates that this has been an important religious centre since the Norman times. The old railway line, now known as the Lanchester Valley Walk, runs between Consett and Durham where it links at each end with a further network of other disused railways and tracks for walking and cycling. At the Consett end the footpath links to the C2C cycle route, an award-winning national cycle route stretching from Whitehaven and Workington in the north west of England to Sunderland and Tynemouth in the north east.

The traditional village offers a wide range of everyday amenities including a range of shops, small supermarket, farm shop, bank, pharmacy, post office, a selection of eateries and pubs, an active community centre and churches. The village green is frequently used for community events. Nearby Consett offers additional shopping and recreational services while the historic cathedral city of Durham, which is very accessible, provides comprehensive professional, cultural, educational and recreational facilities. For schooling Lanchester offers primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

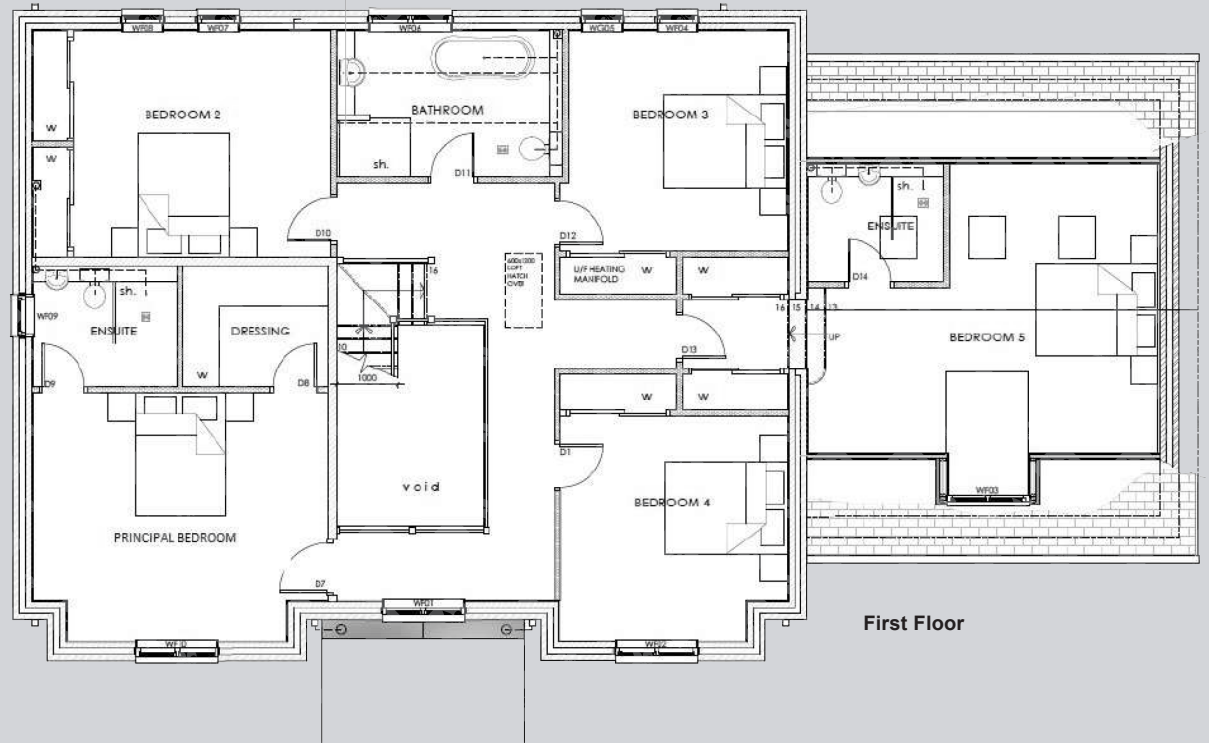
For the commuter, Lanchester is ideally placed for access to the major centres of the north east. The A68 provides access both north and south linking to both the motorway network and to the A69 for quick connection to Newcastle in the east and Carlisle in the west. The A691 offers quick access to Durham and Consett. The Gateshead Metro Centre, Newcastle International Airport, Newcastle and Durham Rail Stations are all extremely accessible, providing excellent transport links.



# Floor Plans



Ground Floor



First Floor



## Directions

From the A691 turn into Station Road (B6296) signposted to Wolsingham and Satley. After about 0.2 miles, turn left onto West Drive.

At the junction, turn right then take the next left onto The Paddock. Go straight over at the junction, then turn left.

Lower Lodge is the third house on the left-hand side.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water and drainage. Air source heat pump supplying under floor heating to ground floor, radiators to first floor rooms and hot water.

Postcode

Council Tax

EPC

Tenure

DH7 0BT

Band TBC

Rating TBC

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)







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