

# Langley Close

BURNHOPE ROAD | LANCHESTER | DURHAM



**FINEST**  
PROPERTIES



---

A substantial country house occupying an elevated  
spot with outstanding views

---

Lanchester Village Centre 1.8 miles | Consett 5.7 miles | Durham City Centre 7.9 miles  
Newcastle City Centre 14.0 miles | Newcastle International Airport 17.1 miles





## Accommodation in Brief

Entrance Lobby | Hall | Sitting Room | Lounge  
Dining Room | Kitchen | Utility Room | Cloakroom/WC  
Conservatory | Garden Room  
Principal Bedroom with En-suite Shower Room  
Four Further Bedrooms | Bathroom

Gated Grounds | Rear Patio | Double Garage | Driveway







## The Property

Langley Close is a beautiful period property situated just outside the village of Lanchester. Surrounded by uninterrupted views, this substantial property offers flexible and generously portioned accommodation.

The entrance to this grand property is through the lobby, which opens into a light and spacious hallway featuring a cloakroom and WC, and provides access to the kitchen, dining room, and sitting rooms.

A welcoming living room with a large bay window offers lots of natural light and showcases a tasteful feature fireplace. Doors lead through to the adjoining dining room, providing access to the conservatory, perfectly placed to relax and take in views over the gardens and countryside beyond.



The kitchen is spacious and equipped with an electric oven, with ample room to accommodate a dining table. A practical utility room adjoins the kitchen, featuring a large American fridge freezer. Adjacent to the dining room is a cosy sitting room, providing an alternative area to relax. A sun-filled garden room is accessed via the kitchen/lobby area, with French doors leading to an outdoor patio and the garden beyond.

Ascending to the first floor, a light-filled landing connects the bedrooms. The principal double-aspect bedroom is generously sized, with an en-suite comprising a corner bath and enclosed shower area. There are four additional bedrooms, one currently being used as a study, and another large room with an en-suite, also featuring a corner bath and shower cubicle.







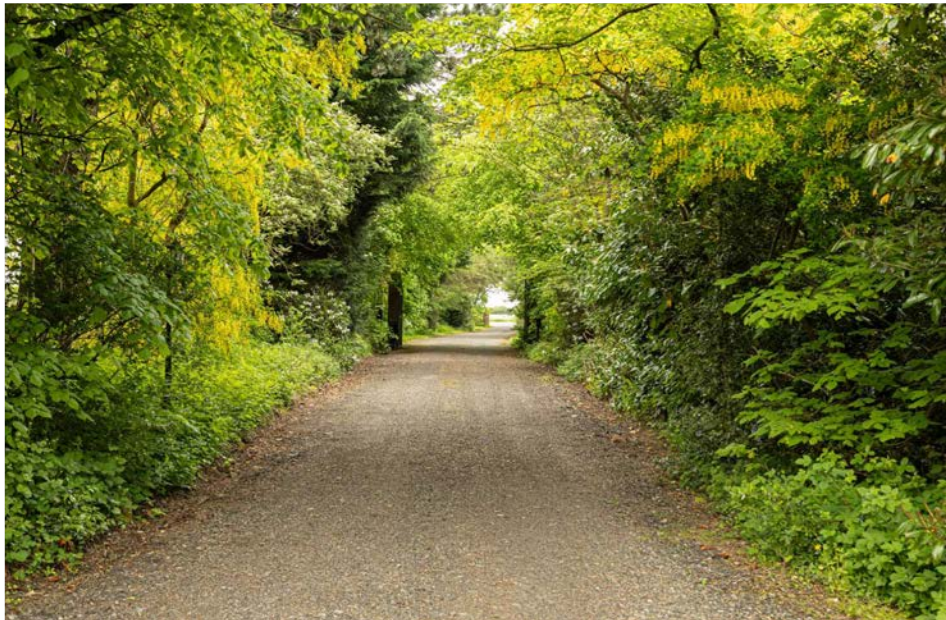


## Externally

Externally, Langley Close is approached via a stretching driveway that leads to a large gravel turning circle. The property features pleasant gardens, mainly laid to lawn, with a selection of mature shrubs and hedgerows. Beyond the garden, tranquil woodland envelops the property to create a private and serene retreat. An outbuilding features, requiring renovation but could be suitable for a variety of uses, subject to the necessary consents.

### Agents Note to purchasers

We strive to ensure all property details are accurate, however, they are not to be relied upon as statements of representation or fact and do not constitute or form part of an offer or any contract. All measurements and floor plans have been prepared as a guide only. All services, systems and appliances listed in the details have not been tested by us and no guarantee is given to their operating ability or efficiency. Please be advised that some information may be awaiting vendor approval.





## 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



Total area: approx. 421.7 sq. metres (4538.7 sq. feet)

# Floor Plans



Total area: approx. 421.7 sq. metres (4538.7 sq. feet)

# Floor Plans



Total area: approx. 421.7 sq. metres (4538.7 sq. feet)

Google Maps



what3words

///stockpile.urban.commuter

## 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. Oil or biomass central heating.

Postcode	Council Tax	EPC	Tenure
DH7 0RA	Band G	EPC Rating D	Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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









---

**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

*Specialists in the marketing  
of distinctive property*

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.