

Finest
PROPERTIES

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Potters Bank | Durham | County Durham



ikigai



Accommodation in Brief

Ground Floor

Reception Hall | WC | Office/Snug | Utility/Second Kitchen | Living Area | Garage

Lower Ground Floor

Family Room | Pantry | Store | Store

First Floor

Landing | Principal Bedroom with En-Suite | Four Additional Bedrooms with En-Suite







The Property

Ikigai is an architecturally unique insulated concrete formwork (ICF) property, situated on the highly sought-after Potters Bank in Durham. This newly developed home draws inspiration from Japanese design principles, emphasising simplicity and harmony with the environment, while incorporating advanced building techniques for practical, modern living.

The ICF construction of Ikigai offers an energy-efficient environment, featuring underfloor heating and high thermal mass properties that help maintain stable temperatures throughout the year. The thick, insulated walls provide exceptional soundproofing, minimising noise from the surrounding area, and enhance the home's structural integrity. Reinforced with concrete and steel, this durable construction ensures long-lasting quality and resilience, offering homeowners confidence in the enduring value of their investment.

Designed to make the most of its sloped setting, Ikigai includes a lower ground floor with an expansive open-plan kitchen/dining/living area, well-appointed with high-specification appliances and sleek cabinetry in distinctive mottled grey with gold accents. Bifold doors flood the area with light and open onto a landscaped private terrace. Alongside the kitchen, a convenient pantry offers extra storage, accompanied by additional storerooms that provide ample space to keep everything organized and out of sight.

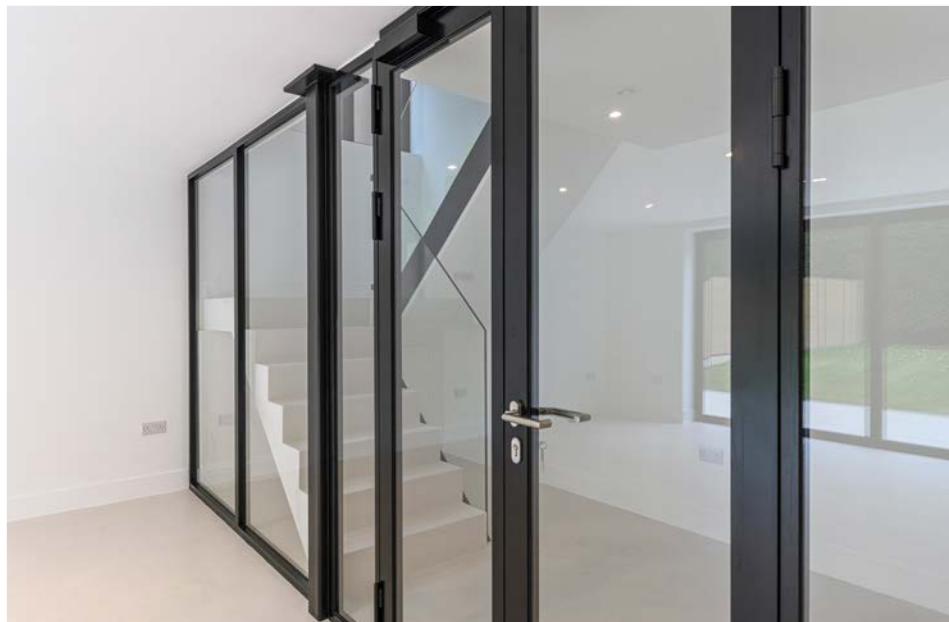
The upper ground floor features a spacious lounge with expansive windows and a Juliet balcony, inviting natural light and offering views of the surrounding greenery. This level also includes a utility room, a WC, and a versatile room that can function as a home office, snug, or guest space. Additionally, the integrated double garage is conveniently accessible from the utility room.



The principal bedroom can be found on the first floor, with a beautifully appointed en-suite bathroom with stylish contemporary fixtures, including dual sinks, a walk-in rainfall shower, and a luxurious bath. The additional four bedrooms are generously sized, designed with modern simplicity and each featuring their own en-suite bathroom.

Agents Note

Some images include CGI and are for illustrative purposes only. Actual property finish may vary.









Externally

The rear garden of Ikigai is bordered by mature trees and hedging, offering privacy and seclusion. A well-maintained lawn stretches across the garden, and a paved terrace, accessible from the lower ground floor living area, provides the perfect setting for alfresco dining.





Local Information

Potters Bank is located in the southwest of Durham, offering a charming walk along its leafy street and down to the River Wear, leading into the heart of the city. Durham is renowned for its rich heritage, with the iconic Durham Cathedral and Castle, both UNESCO World Heritage Sites, providing a dramatic backdrop. The city centre offers a wide variety of cafés, restaurants, independent boutiques, and cultural attractions, making it a vibrant yet peaceful place to call home.

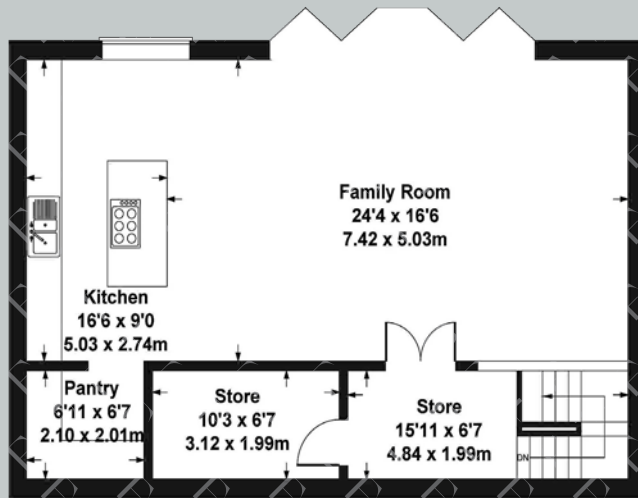
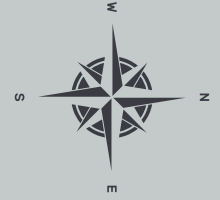
Nearby, the University of Durham's Botanic Garden offers peaceful woodland strolls among exotic plants, and the Oriental Museum showcases fascinating collections from across Asia and the Middle East. Nature lovers can explore further afield, with the Durham Heritage Coast just a short drive away, offering rugged cliffs, sandy beaches, and breathtaking sea views. To the west, the North Pennines Area of Outstanding Natural Beauty (AONB) provides ample opportunities for hiking, cycling, and enjoying the outdoors.

Families in the area benefit from an excellent range of schooling options, including some of the region's most respected state and private schools. Durham Johnston Comprehensive School and Durham School, an independent day and boarding school, are both within close proximity. Additionally, the city is home to the prestigious Durham University, consistently ranked among the top universities in the UK.

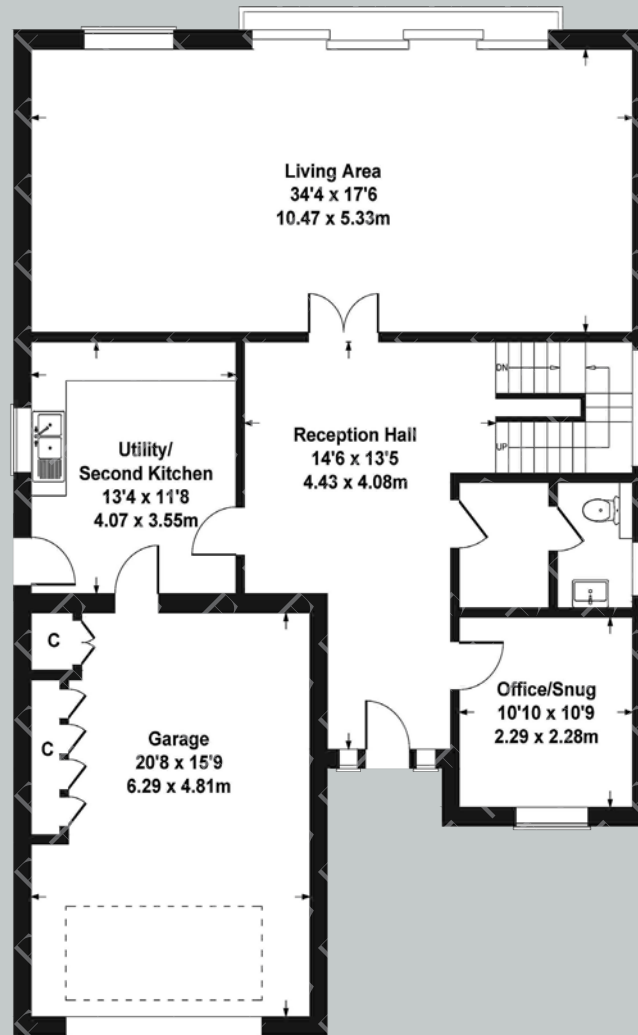
The city of Newcastle, with its wider array of cultural, educational, and shopping options, is easily accessible via the A1. For those needing to travel further afield, Durham's railway station provides fast links to London, Edinburgh, and other major cities, while Newcastle International and Durham Tees Valley Airports are within convenient reach for international travel.

Floor Plans

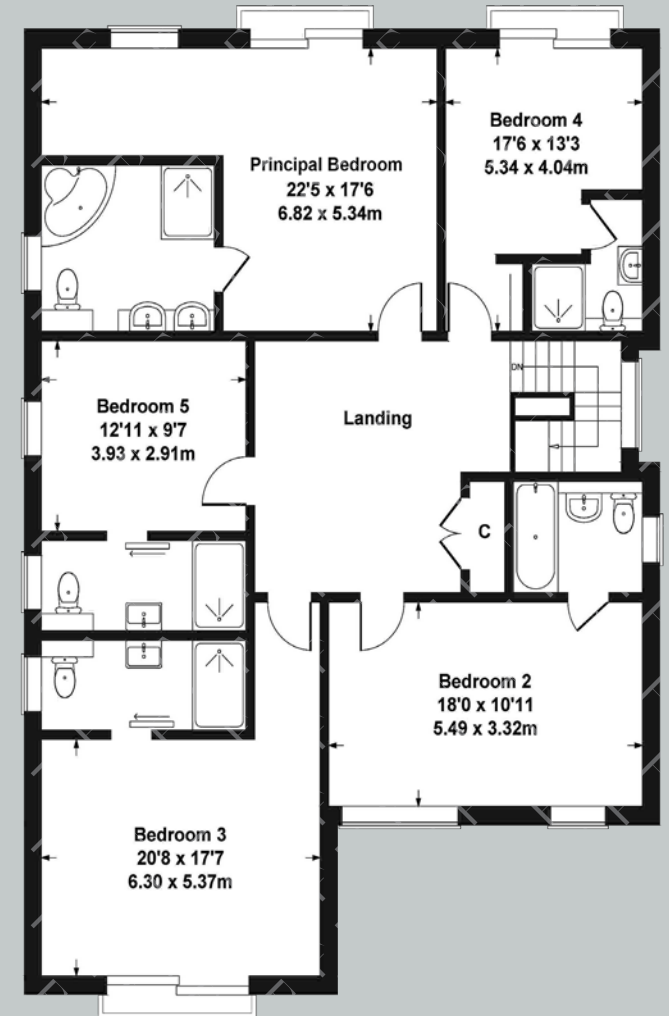
Total area: approx. 378 sq. metres (4069 sq. feet)



Lower Ground Floor



Ground Floor



First Floor

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, gas, water and drainage.

Postcode

Council Tax

EPC

Tenure

DH1 3RR

Band TBC

Rating B

Freehold

Viewings Strictly by Appointment

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