

Finest

PROPERTIES

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Potters Bank | Durham | County Durham

Komorebi





Accommodation in Brief

Ground Floor

Lounge | Utility | WC | Three Versatile Rooms

Lower Ground Floor

Kitchen/Living Room

First Floor

Primary Bedroom with En-Suite | Two Bedrooms with En-Suite

Two Additional Bedrooms | Family Bathroom







The Property

Komorebi 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 combining cutting-edge building techniques with practical living.

ICF construction offers an energy-efficient environment, featuring underfloor heating and high thermal mass properties that help to stabilise temperatures throughout the year. The thick, insulated walls not only provide exceptional soundproofing, reducing noise from the surrounding urban setting, but also contribute to the home's remarkable structural integrity. Reinforced with concrete and steel, this durable construction ensures long-lasting quality and resilience, giving homeowners peace of mind that their investment is built to stand the test of time.

Capitalising on its sloped site, Komorebi's design includes a lower ground floor, where an expansive open-plan kitchen and living area is equipped with high-specification appliances and sleek cabinetry. Large bifold doors open onto a landscaped private terrace.

The upper ground floor lounge features floor-to-ceiling windows, flooding the space with natural light and providing views over the surrounding greenery. A utility room, WC and three additional versatile rooms complete this level.

On the first floor, the principal suite offers a serene retreat with expansive windows and a room divider, ensuring ample privacy.

This is accompanied by a remarkably spacious, modern en-suite bathroom featuring contemporary fixtures including two sinks, a walk-in rainfall shower and bath. Additional bedrooms are generously proportioned, designed with modern simplicity. Two of the four additional bedrooms feature modern en-suites and the remaining two are serviced by a family bathroom.

Agents Note

The homes are clad in standing seam Tata Steel roofing that comes with a 25-year guarantee. The Guarantee is “solar ready” – allowing the home owner to put ‘clip and fix’ solar panels on the roof at any point in the guarantee duration.









Externally

Externally, the rear garden is bordered by mature trees and hedging for privacy and seclusion. A well-maintained lawn and paved terrace, accessible from the open-plan living area, create an ideal setting for alfresco dining and relaxation. The property also features an external double garage.





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.

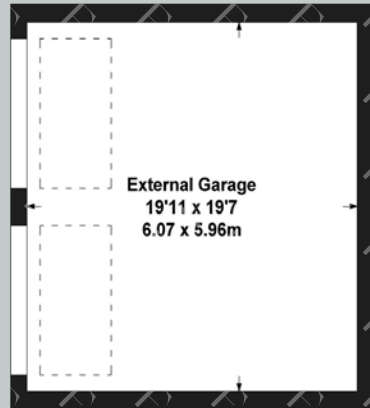
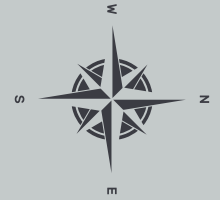
Nearby, the University of Durham's Botanic Garden offers peaceful woodland strolls among exotic plants, and the Oriental Museum showcases fascinating collections from across Asia and the Middle East. Nature lovers can explore further afield, with the Durham Heritage Coast just a short drive away, offering 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.

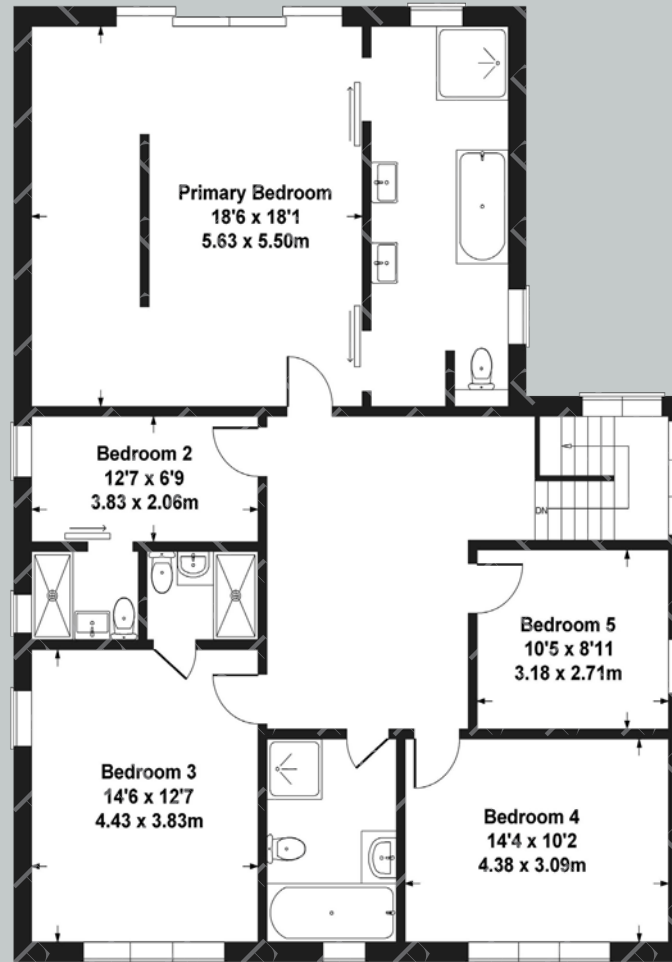
The city of Newcastle, with its wider array of cultural, educational, and shopping options, is easily accessible via the A1. For those needing to travel further afield, Durham's railway station provides fast links to London, Edinburgh, and other major cities, while Newcastle International and Durham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

Floor Plans

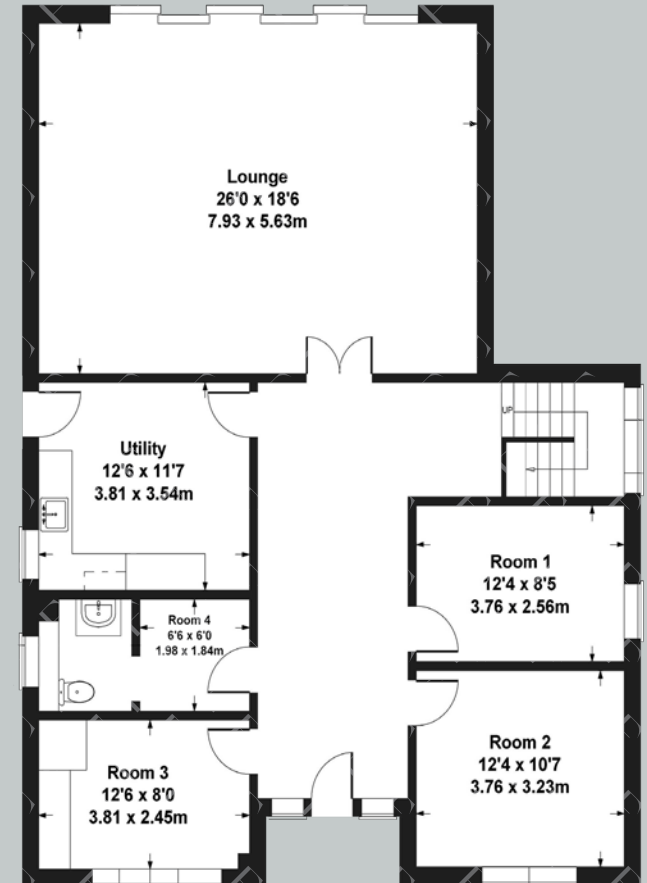
Total area: approx. 363 sq. metres (3907 sq. feet)



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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