



**FINE & COUNTRY**  
Homes from Robinsons

**TOLLGATE LODGE**  
Stockton Road | Castle Eden | TS27 4SD

# Tollgate Lodge | Stockton Road Castle Eden | TS27 4SD

A property of prestige and rarity, Tollgate Lodge is an individual, designer home that offers luxurious living on a grand scale. Meeting all the requirements of privacy and security and with close to 8,000sq ft of accommodation, it is truly unique and is the kind of property to which many aspire. It's beautiful woodland setting offers around 2.2 acres of peace and tranquility and its contemporary layout is complemented by the highest quality fixtures and fittings in a design-led interior.

---

Tollgate Lodge is a dream home characterised by space, light and luxury. Designed in 2009 by award-winning architect Colin Wardle, of Morpeth-based Design Two, on whose website the property features, it makes the most of its mature setting with balconies and floor-to-ceiling windows that bring the outside in. Impressive living accommodation with high ceilings and curved walls make it an unforgettable destination for visiting guests, yet there are private, personal spaces too. Primarily a family home, at its heart is a fabulous dining kitchen leading open plan into a family room and beautiful garden room with French doors leading out to a sunken patio area for outdoor eating and entertaining. Whilst a feature stone spiral staircase leads to the first floor mezzanine. Both practical and impressive, day-to-day living centres on these rooms, which have Italian stone flooring and under-floor heating running throughout. The stunning kitchen is fitted with high gloss units with complementary Zebrano wood, extra wide drawers and a centre island with breakfast bar. An impressive range of integrated Gaggenau and Miele appliances includes a coffee maker and wine cooler. The ground floor layout works superbly for entertaining. In addition to the dining area in the kitchen, there is a formal dining room which looks out to the garden through a double height curved bay window. On a practical level there is a utility room, a separate boot room with garden access, and a study. Upstairs, all five large double bedrooms have their own en suite bathroom, three have dressing rooms and some also have balconies, ensuring everyone can live in luxury. The master suite offers stunning owners' accommodation. As well as a dressing room by Neville Johnson it has one balcony to the front and another off the exceptional en suite bathroom that overlooks the garden and has a free-standing bath, built-in television and walk-in shower. The other bedrooms provide the ultimate in comfort and convenience for children, other relatives and guests.

---











---

The luxury of the main building is replicated on the first floor of the garage to offer a high-end, one bedroom annexe with dormer windows and a glazed gable end, a living room and shower room. This self-contained unit is ideal for guests, an older child or staff. A magnificent home in which to entertain, the vendors have invested in further upgrades in the main house including adding a games room with built-in bar and a cinema room fully fitted for group film viewings. Active members of the family haven't been forgotten with a first floor gym with walnut floor that leads onto the mezzanine level above the garden room. While the landscaped, outdoor space will appeal to gardeners, the property is also a golfer's dream with its own AstroTurf putting green on which to practice.













## LOCATION:

Located on the edge of the conservation village of Castle Eden, electric gates open to lead visitors through Tollgate Lodge's private entrance and along a tarmac sweeping drive. The grand approach to the house, bordered by lawns and trees, concludes in a large parking area in front of a triple garage and steps leading to the house.

## AGENTS NOTES:

- Fully double glazed units
- Under floor heating
- LPG central heating
- Camera security system
- Integrated digital lighting and music.
- Council Tax Band: H
- EER: C70
- Tenure: Freehold



## VIEWINGS:

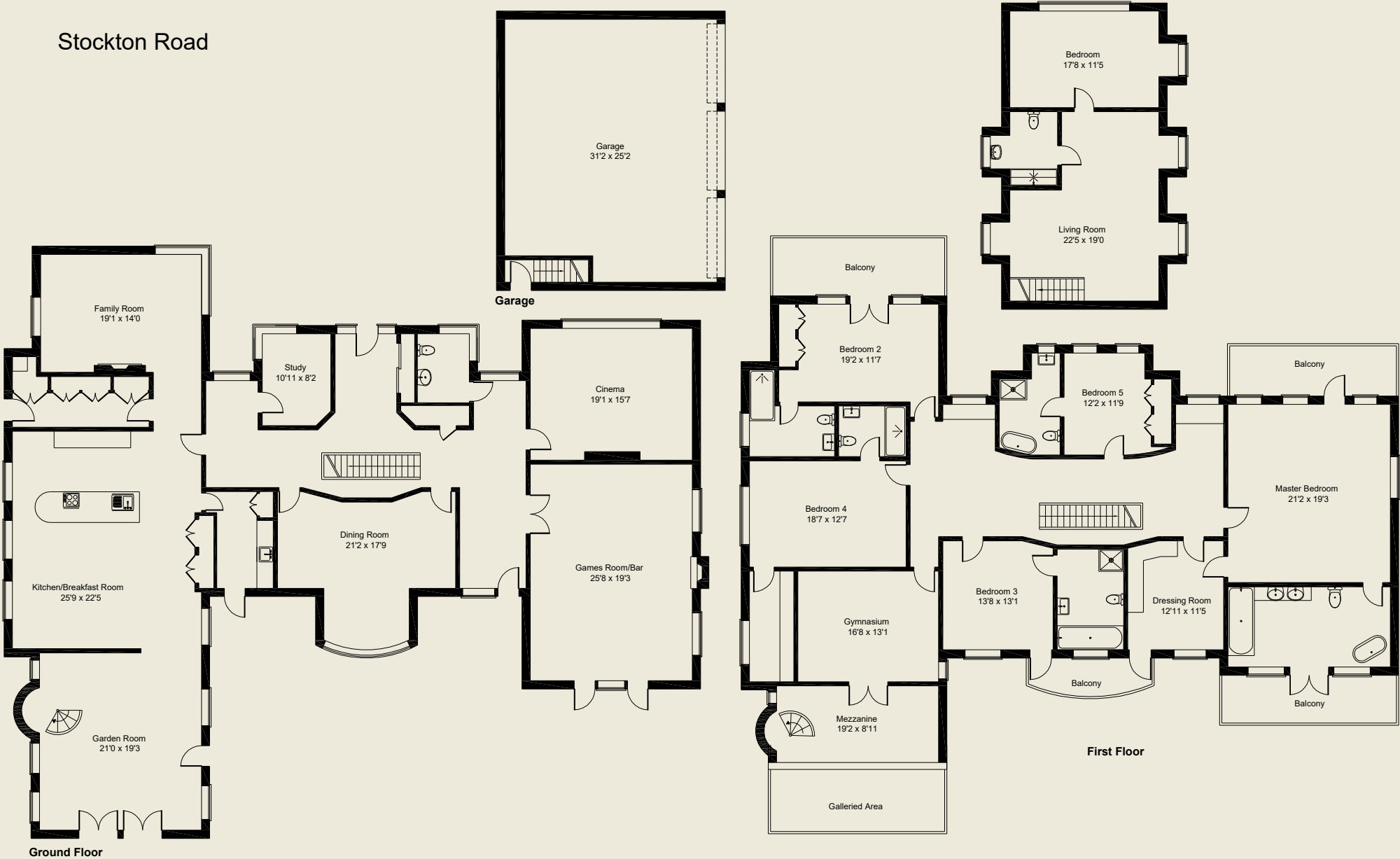
Via Fine and Country, Durham.

Tel: 0191 384 2277





Stockton Road



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



**Tel: 0191 384 2277**

Fine & Country Durham City Regional Office  
19a Old Elvet, Durham City DH1 3HL  
[info@durhamfineandcountry.co.uk](mailto:info@durhamfineandcountry.co.uk)

**Tel: 01740 645 444**

Fine & Country Wynyard  
The Wynd, Wynyard TS22 5QQ  
[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

[fineandcountry.com](http://fineandcountry.com)