



© Robinsons Estate Agents

Priors Grange, High Pitington, DH6 1DE
5 Bed - House - Detached
O.I.R.O £324,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Priors Grange

High Pittington, DH6 1DE

MUST BE VIEWED ** LARGE FAMILY HOME ** EXTENDED & VERSATILE LAYOUT ** REAR GARDEN WITH HOT TUB AREA ** POPULAR VILLAGE ** MODERN KITCHEN & BATHROOMS ** AMPLE PARKING ** GOOD ROAD LINKS FOR COMMUTERS **

Occupying a prime corner position within this sought-after development, this exceptional residence has been thoughtfully extended to create an impressive, high-specification family home with outstanding space and versatility, perfectly suited to modern lifestyles and growing families alike.

A striking composite entrance door opens into a welcoming reception hallway, setting an immediate sense of style and quality. The ground floor offers a beautifully proportioned principal lounge, perfect for relaxing or entertaining, alongside a second reception room currently used as a stylish home office or snug and leads out to the rear garden and patio area. At the heart of the home is a stunning, extensively fitted kitchen with sleek cabinetry, premium finishes, and a central breakfast bar, flowing seamlessly into a generous dining area. French doors lead to a light-filled garden room which overlooks and opens into the garden. The kitchen also offers convenient access to the integral garage.

Upstairs, the luxurious principal bedroom features a contemporary en-suite shower room. The remaining four well-appointed bedrooms are served by a beautifully designed family bathroom, complete with a jacuzzi bath and mains-fed shower. From the fifth bedroom, a fixed wooden staircase leads to the converted loft space which has been split to provide a vast storage area and a separate private retreat.

Externally, a substantial block-paved driveway provides off-road parking for multiple vehicles and leads to the integral garage. To the rear, a fully enclosed garden offers low-maintenance luxury, with artificial lawn and a stylish patio area, perfect for outdoor dining, entertaining guests, or simply unwinding in a peaceful and private setting.







© Robinsons Estate Agents





© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents

LOCATION

Priors Grange is a highly regarded residential development positioned on the edge of the desirable village of High Pittington, offering an appealing blend of semi-rural charm and everyday convenience. The development is ideally situated for easy access to key local amenities, including a well-regarded primary school, village hall, and local shop, making it particularly attractive for families and those seeking a close-knit community environment.

Within comfortable walking distance, residents can enjoy a welcoming pub and restaurant, perfect for dining and socialising. The village is also home to a striking Grade I listed church, which adds character and heritage to the area and serves as a gateway to an array of scenic rural footpaths and open countryside—ideal for walking, cycling, and outdoor leisure.

Despite its peaceful setting, Priors Grange benefits from excellent connectivity. Durham City Centre is just a short drive away, offering an extensive range of shopping, dining, cultural attractions, and recreational facilities. For commuters, High Pittington is particularly well placed, with convenient access to the A(690) Durham to Sunderland Highway, providing efficient road links to Durham, Sunderland, and other key regional centres.

Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3205p.a

Tenure: Freehold

Estate Management Charge – None that we are aware of

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – extended and loft boarded

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

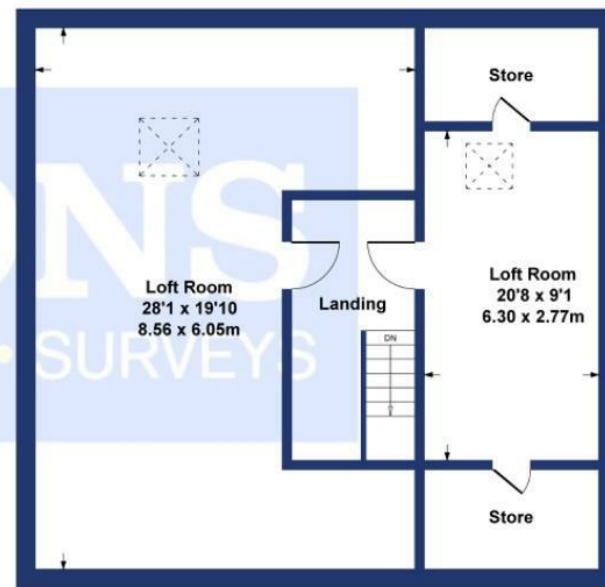
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Priors Grange

Approximate Gross Internal Area
2796 sq ft - 260 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			



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. 2026

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents



© Robinsons Estate Agents





© Robinsons Estate Agents

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

