



Priors Grange, High Pittington, DH6 1DE
5 Bed - House - Detached
O.I.R.O £340,000

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Priors Grange

High Pittington, DH6 1DE

No Upper Chain ** Large Detached Family Home ** Seldom Available ** Popular Development
** Gardens, Parking & Double Garage ** Upvc Double Glazing & GCH ** Early Viewing Advised
**

The floor plan comprises: entrance porch, hallway, study, WC, living room, dining room, sun room, kitchen breakfast room, second kitchen and utility room with door to the garage. The first floor has five bedrooms, two of which have en-suite shower rooms, and there is an attractive family bathroom. Outside, there are gardens, ample parking and double garage.

Priors Grange is highly regarded and well-established residential development located on the outskirts of the charming village of High Pittington. It enjoys a peaceful semi-rural setting while remaining conveniently close to essential local amenities, including the village primary school, community hall, and a well-stocked local shop. Residents can also take advantage of a nearby restaurant and traditional pub, both within easy walking distance, perfect for dining and socialising.

A picturesque Grade I listed church is situated nearby, marking the start of several rural footpaths that wind through open fields and countryside, ideal for walkers and nature enthusiasts. Despite its tranquil surroundings, Priors Grange lies within easy driving distance of Durham City Centre, where a comprehensive selection of shops, restaurants, cultural attractions, and recreational facilities can be found.

High Pittington is also well situated for commuters, with the A690 Durham to Sunderland Highway just a short drive away, providing excellent road links to Durham, Sunderland, and other regional centres, making it an ideal location for both families and professionals.













GROUND FLOOR

Entrance Porch

Hallway

Study

8'10 x 4'08 (2.69m x 1.42m)

WC

Lounge

15'05 x 13'03 (4.70m x 4.04m)

Dining Room

13'03 x 11'11 (4.04m x 3.63m)

Sun Room

12'11 x 8'0 (3.94m x 2.44m)

Kitchen Breakfast Room

11'11 x 11'11 (3.63m x 3.63m)

Kitchen & Utility Room

14'03 x 8'0 (4.34m x 2.44m)

Double Garage

19'0 x 14'03 (5.79m x 4.34m)

FIRST FLOOR

Bedroom

25'07 x 10'08 (7.80m x 3.25m)

En-Suite

Bedroom

11'10 x 9'08 (3.61m x 2.95m)

En-Suite

Bedroom

14'02 x 13'05 (4.32m x 4.09m)

Bedroom

12'04 x 8'06 (3.76m x 2.59m)

Bedroom

8'05 x 8'09 (2.57m x 2.67m)

Bathroom/WC

8'09 x 7'01 (2.67m x 2.16m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: D



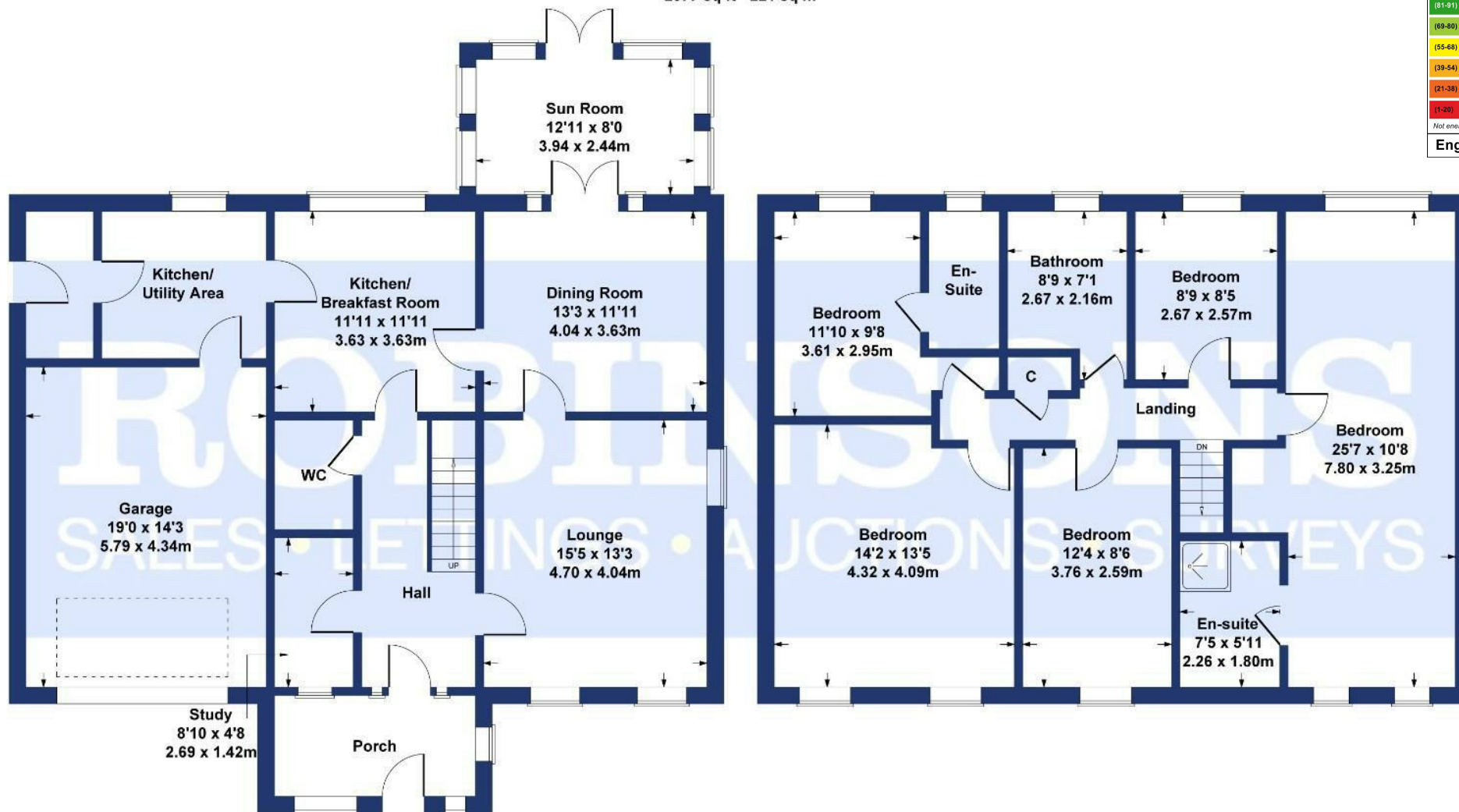
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Priors Grange

Approximate Gross Internal Area
2377 sq ft - 221 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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. 2025

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 services.



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