

Birch Tree Grove, Langley Park, DH7 9BZ
4 Bed - House - Detached
O.I.R.O £330,000

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Birch Tree Grove
Langley Park, DH7 9BZ

This exceptional detached residence is offered with no upper chain and occupies a generous plot in an exclusive semi-rural setting on the outskirts of Langley Park village. Upgraded on the original specification throughout, the home effortlessly blends contemporary style with everyday practicality, featuring an extended driveway with EV charging point, beautifully landscaped gardens, and excellent access to local amenities and transport links.

Forming part of the highly regarded Bridleway development, the property showcases thoughtfully designed living spaces, refined interiors, and high-quality finishes throughout. The impressive Helmsley layout opens with a welcoming entrance hallway providing internal access to the garage, leading through to a comfortable living room highlighted by a striking wood-panelled feature wall. At the heart of the home is a superb upgraded living kitchen diner, fitted with a range of integrated appliances and enhanced by French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. A stylish utility room with coordinating cabinetry adds further convenience, alongside a ground floor cloakroom/WC.

To the first floor, a luxurious master suite benefits from its own en-suite shower room, complemented by three further generously proportioned bedrooms and a beautifully appointed family bathroom/WC. Externally, the property enjoys an enviable position with landscaped gardens to both front and rear, the latter designed for relaxation and entertaining. The open-aspect frontage provides extensive parking via the extended driveway and leads to an integral garage equipped with power, lighting, and a remote-controlled roller shutter door. A home of this calibre must be viewed to be fully appreciated.








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LOCATION

Langley Park is a well-established village in County Durham, located around four to five miles west of Durham city centre, offering a balance between semi-rural living and everyday convenience. It has a strong sense of community and a long history tied to former mining activity. Surrounded by open countryside and close to routes such as the Lanchester Valley Railway Path, the area appeals to those who enjoy outdoor space, walking and cycling, while still being within easy reach of a major historic city.

In terms of amenities, Langley Park is considered relatively self-sufficient for a village of its size, with a range of local shops, convenience stores, pubs and community facilities serving day-to-day needs. There are also nearby healthcare services, pharmacies and access to larger supermarkets and retail options in Durham. Leisure opportunities include local parks and green spaces, and the surrounding countryside provides additional recreational options. Overall, the village offers a practical level of services without needing to travel far for essentials, while more extensive amenities are easily accessible in nearby towns and the city.

Transport links are a key advantage for buyers, with the village positioned just off the A691, providing straightforward road access into Durham and onward to the wider North East. Regular bus services connect Langley Park to Durham, Newcastle and surrounding areas, making it suitable for commuters who rely on public transport. The nearest mainline rail station is in Durham, offering wider regional and national connections. Although the village itself maintains a quieter, semi-rural setting, it remains well connected for both work and leisure travel.

For families, the village and immediate surrounding area provide a selection of primary schools, including Langley Park Primary School, along with nearby options in Esh and Esh Village. These schools cater for early years through to primary age, with further secondary education available within a short distance in and around Durham. This range of nearby schooling options, combined with the village environment and access to outdoor space, makes the area appealing to families looking for a quieter setting while remaining within reach of broader educational provision.

Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold
Estate Management Charge – TBC
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains (property has car charging point)
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 – None known
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


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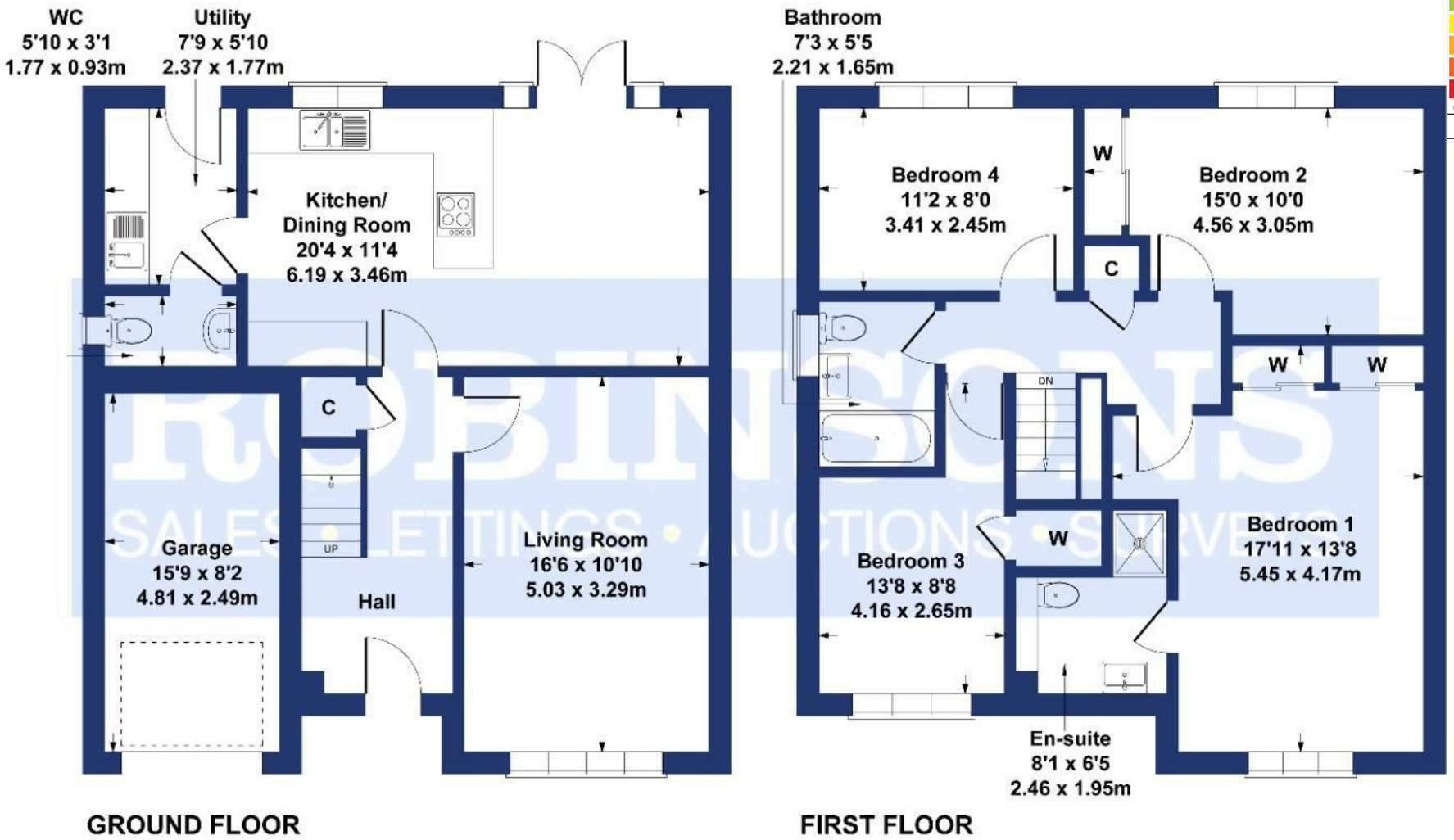

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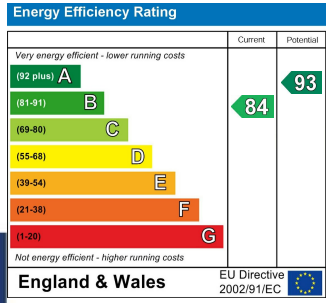

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Birch Tree Grove

Approximate Gross Internal Area
1442 sq ft - 134 sq m





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. 2024

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


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