



Priors Grange, High Pittington, DH6 1DB
3 Bed - House - Detached
O.I.R.O £245,000

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Priors Grange High Pittington, DH6 1DB

Stunning Detached Home ** Large Private Garden with Summer House or Home Office ** 3/4 Bedrooms ** Extended Layout ** Lovely Kitchen Dining Room ** Ample Parking & Garage ** Under Floor Heating to Conservatory ** Popular Village Location ** Outskirts of Durham ** Early Viewing Advised **

The floor plan comprises: entrance hallway, lounge, kitchen dining room, fitted with a range of modern units and a selection of integral appliances. There is also patio doors to the delightful conservatory which overlooks the rear garden. The first floor has been remodelled and extended and could easily make four bedrooms. Currently there is master bedroom with dressing area (original 3rd bedroom), two further double bedrooms and family bathroom/WC. Outside, there are lovely gardens, parking, garage and summer house or home office.

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

Hallway

7'10 x 4'10 (2.39m x 1.47m)

Lounge

13'0 x 11'07 (3.96m x 3.53m)

Kitchen Diner

23'04 x 9'10 (7.11m x 3.00m)

Conservatory

14'09 x 9'07 (4.50m x 2.92m)

FIRST FLOOR

Bedroom

10'04 x 8'06 (3.15m x 2.59m)

Dressing Area / Possible Bedroom

7'01 x 6'01 (2.16m x 1.85m)

This area was originally the third bedroom when built.

Bedroom

11'0 x 7'10 (3.35m x 2.39m)

Bedroom

9'10 x 7'10 (3.00m x 2.39m)

Bathroom/WC

6'07 x 5'05 (2.01m x 1.65m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,984 p.a

Energy Rating: D

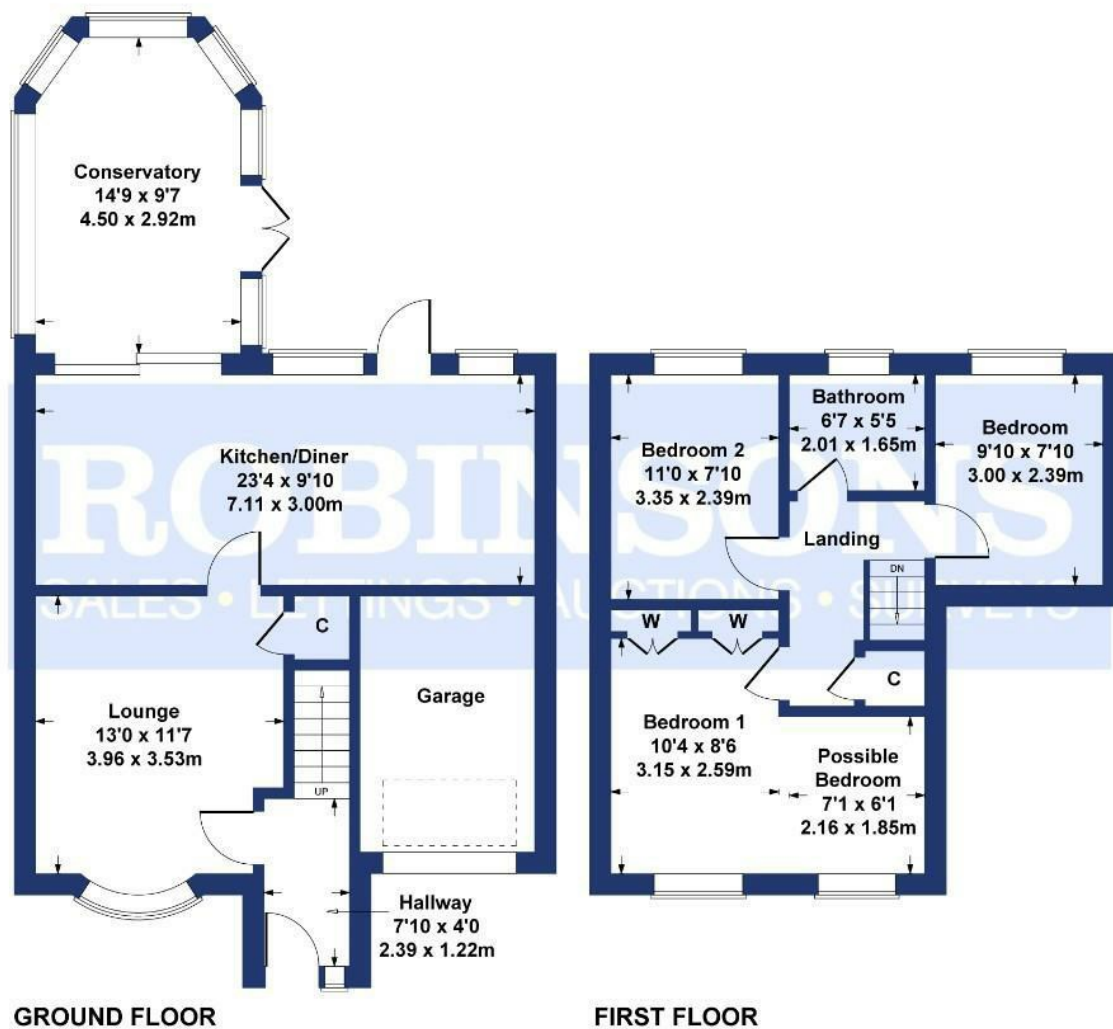
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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
1017 sq ft - 94 sq m
(Excluding Garage)



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

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	67	74
	EU Directive 2002/91/EC	

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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