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North Side, Shadforth, DH6 1LJ
5 Bed - House - End Terrace
£575,000

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North Side Shadforth, DH6 1LJ

An Exceptional Five-Bedroom Residence with Expansive Grounds and Double Garage

Located in the heart of the highly sought-after Shadforth Village, this breathtaking five-bedroom home offers an outstanding blend of space, elegance, and modern family living. Set within extensive private gardens and approached via a secluded driveway, the property delivers both privacy and prestige in equal measure.

Upon arrival, a welcoming vestibule leads into an impressive reception hallway, complete with a stylish cloakroom/WC. The principal lounge is both spacious and inviting, centred around a charming log burner—perfect for relaxed evenings. Flowing seamlessly from here is a stunning family room, bathed in natural light and featuring bi-fold doors that open onto a beautifully designed patio, effortlessly connecting indoor and outdoor living.

The well-appointed fitted kitchen comes complete with integrated appliances and is complemented by a separate, elegant dining room—ideal for entertaining on both intimate and grand scales.

To the first floor, a generous landing provides access to five beautifully proportioned bedrooms. The luxurious principal suite benefits from a private en-suite, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the home truly excels. The extensive landscaped gardens offer a serene and private setting, perfect for recreation or entertaining. A substantial double garage and ample driveway parking further enhance the practicality of this remarkable home.

Additional features include gas central heating, double glazing throughout, and a prime village location combining tranquillity with convenience.

A rare opportunity to acquire a distinguished family home of exceptional quality in an idyllic setting.





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LOCATION

Shadforth is a highly desirable village that combines the charm of traditional rural living with excellent accessibility and a strong sense of community. Surrounded by rolling County Durham countryside, the village enjoys a peaceful, semi-rural atmosphere, centred around local features such as a historic church, village hall, and a welcoming pub, all contributing to its established and friendly character.

Despite its tranquil setting, Shadforth is exceptionally well positioned for connectivity. Located just a short drive from Durham, residents benefit from quick and easy access to the city's renowned amenities, including shopping, dining, cultural attractions, and highly regarded schools and universities. Road links are particularly convenient, with nearby access to the A1 (M) providing straightforward travel both north and south, making the village an excellent choice for commuters seeking a countryside setting without sacrificing accessibility.

The surrounding area is ideal for those who enjoy an active, outdoor lifestyle. Shadforth is well placed for walking and cycling, with a network of scenic country lanes, bridleways, and established cycle routes offering a wide variety of options, from leisurely rides to more challenging countryside trails. The wider region also offers an abundance of green space, coastal routes, and nature reserves to explore.

Everyday amenities are easily accessible, with local primary schools in neighbouring villages, as well as convenience shops, healthcare facilities, and larger retail centres all within a short drive. Public transport links within the area further enhance connectivity.

Altogether, Shadforth offers an exceptional balance of countryside tranquillity, accessibility, and community living, making it an increasingly sought-after location for buyers looking to enjoy village life with excellent connections to surrounding towns and cities.

Agent Notes

Council Tax: Durham County Council, Band F - Approx. £3788p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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.

Probate – NA

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.

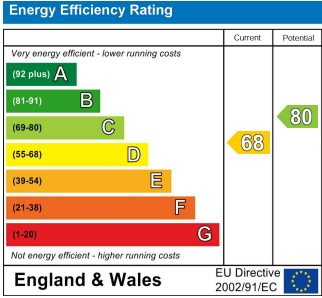
Accessibility/Adaptations – any alterations or conversions etc.

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.







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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