



Hamilton Row, Waterhouses, DH7 9AU
5 Bed - House - Detached
£795,000

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Hamilton Row Waterhouses, DH7 9AU

* NO CHAIN * A TRUE ONE-OFF * SWIMMING POOL & SAUNA * MULTIPLE RECEPTION ROOMS * LARGE BEDROOMS WITH EN-SUITES * ANNEX AREA * STUNNING KITCHEN & BATHROOM * EXPANSIVE GARDENS WITH STREAM * TWO-STOREY DOUBLE GARAGE * SOLAR PANELS GENERATING INCOME * A MUST VIEW *

A truly rare opportunity to purchase Hemmel House, a unique and expansive residence set in the traditionally sought-after village of Waterhouses, just a few miles from Durham. Sitting on a magnificent plot with a stream running through the garden, this property offers a wonderful blend of space, privacy and lifestyle.

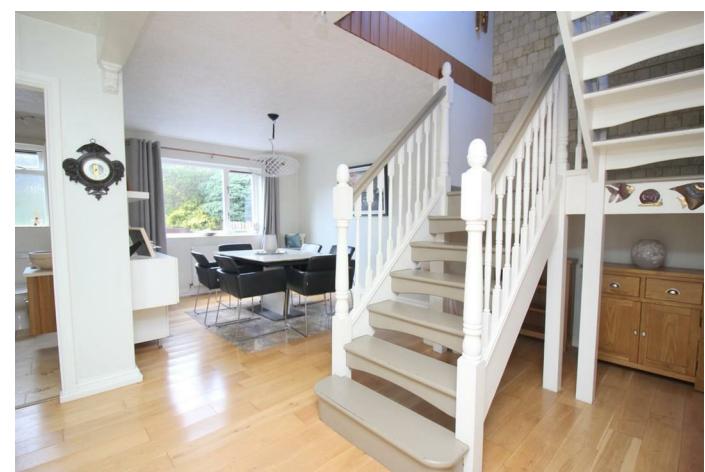
The accommodation is exceptional, featuring a bright and spacious kitchen overlooking the garden, a large living room with feature fireplace, a sizeable dining room, utility, downstairs WC, inner lobby with stair access to the annex area, and a large heated swimming pool with sauna, shower room, and boiler room – all benefitting from solar panels which contribute to energy efficiency and generate income.

Upstairs, the main landing leads to four large double bedrooms, two with en-suites, and a stunning family bathroom. The annex section of the home is ideal for extended family or guests, with a separate lounge (currently a cinema room), a further double bedroom, and another en-suite.

Externally, there is a generous driveway, a large double garage with two storeys offering great versatility, and expansive gardens with several seating areas offering a real sense of tranquillity and country living, yet still close to all the amenities of Durham City.

Waterhouses offers a semi-rural lifestyle while still enjoying excellent transport links to Durham and surrounding areas. Local amenities include a primary school, countryside walks, and easy access to shops and services in nearby villages such as Esh Winning and Langley Park. The area is popular with families and professionals alike, seeking more space without losing convenience.

This property truly must be seen to be appreciated.













GROUND FLOOR

Lounge

22'0 x 16'5 (6.71m x 5.00m)

Family Room / Kitchen

28'3 x 11'2 (8.61m x 3.40m)

Dining Room

19'4 x 13'1 (5.89m x 3.99m)

Store

Utility Room

8'6 x 5'11 (2.59m x 1.80m)

W C

8'6 x 3'7 (2.59m x 1.09m)

Swimming Pool

38'5 x 24'3 (11.71m x 7.39m)

Shower Room

9'10 x 3'11 (3.00m x 1.19m)

Sauna

7'3 x 4'3 (2.21m x 1.30m)

Boiler Room

6'7 x 3'7 (2.01m x 1.09m)

FIRST FLOOR

Bedroom

15'9 x 11'2 (4.80m x 3.40m)

En-Suite

8'2 x 3'7 (2.49m x 1.09m)

Bedroom

11'6 x 10'2 (3.51m x 3.10m)

En-Suite

7'3 x 4'7 (2.21m x 1.40m)

Bedroom

14'5 x 13'1 (4.39m x 3.99m)

Bedroom

12'6 x 10'2 (3.81m x 3.10m)

Bathroom

8'2 x 8'2 (2.49m x 2.49m)

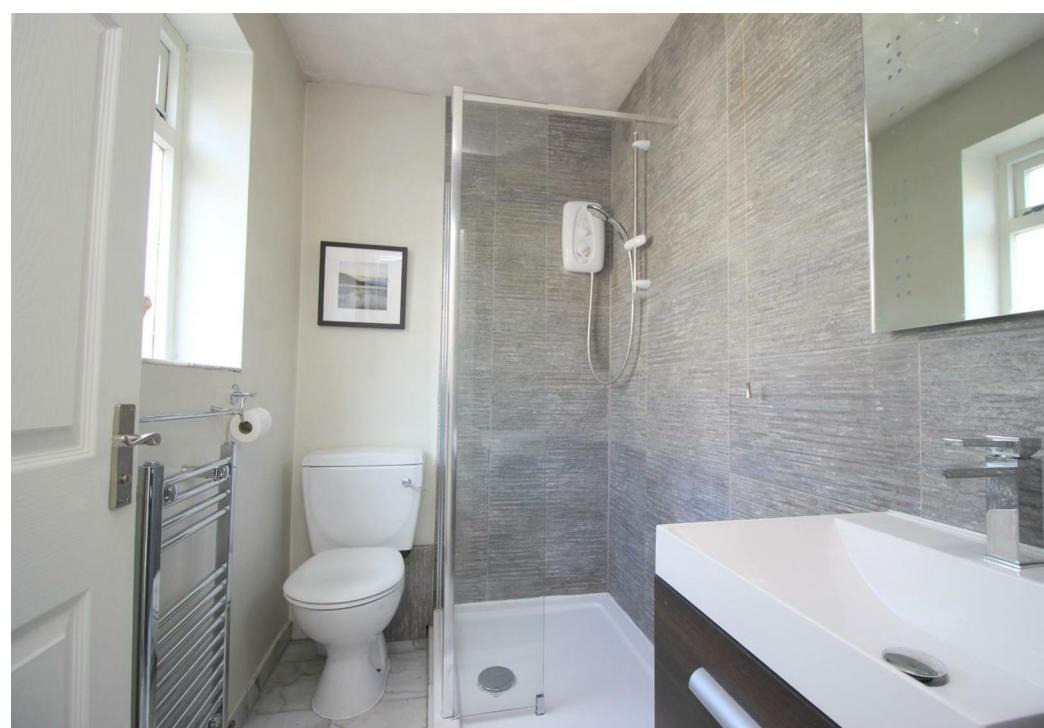
Bedroom

19'4 x 17'1 (5.89m x 5.21m)

En-Suite

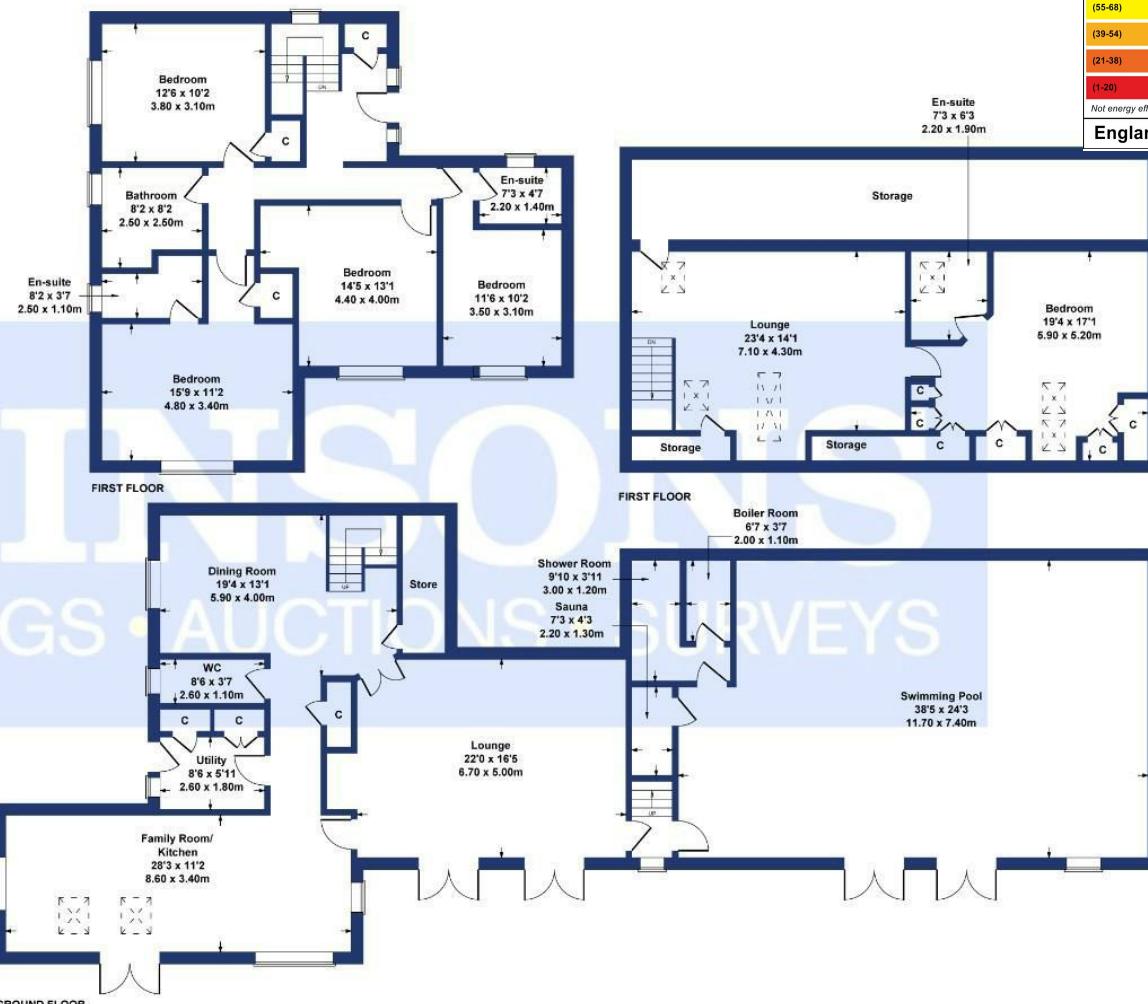
7'3 x 6'3 (2.21m x 1.91m)





Hemmel House

Approximate Gross Internal Area
5210 sq ft - 484 sq m



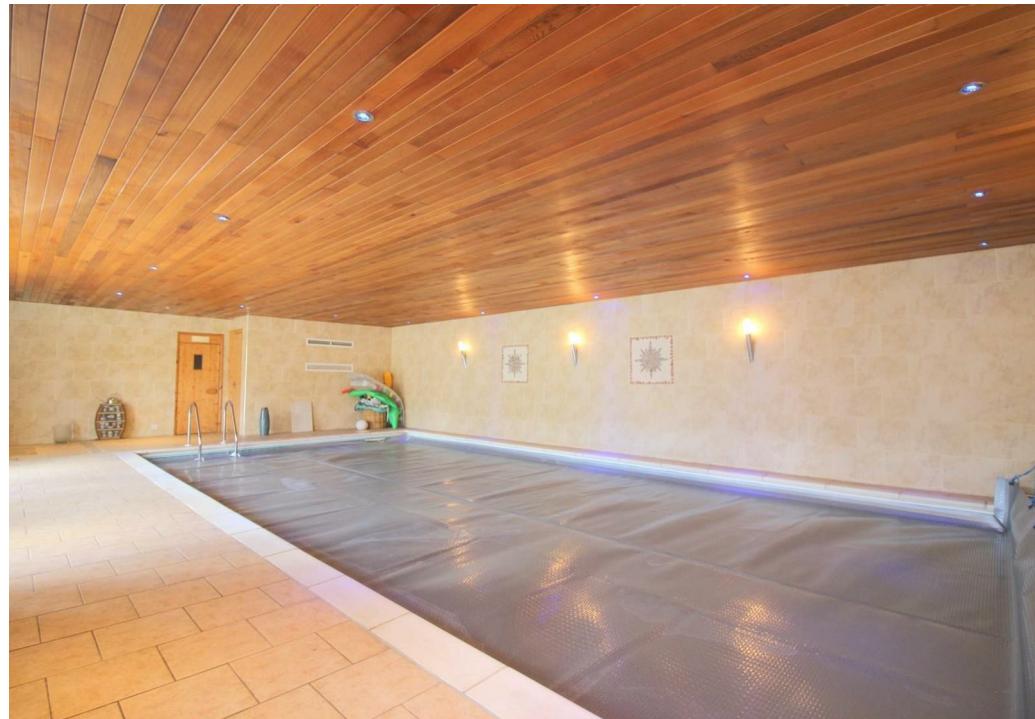
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	
(81-91)	B	71	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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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













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