



Hamilton Row, Waterhouses, DH7 9AU
5 Bed - House - Detached
Offers Over £775,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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.











Agent's Notes

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

Tenure: Freehold



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 and solar panels

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 – We are 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 – yes

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 – to be confirmed

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – several, including a swimming pool

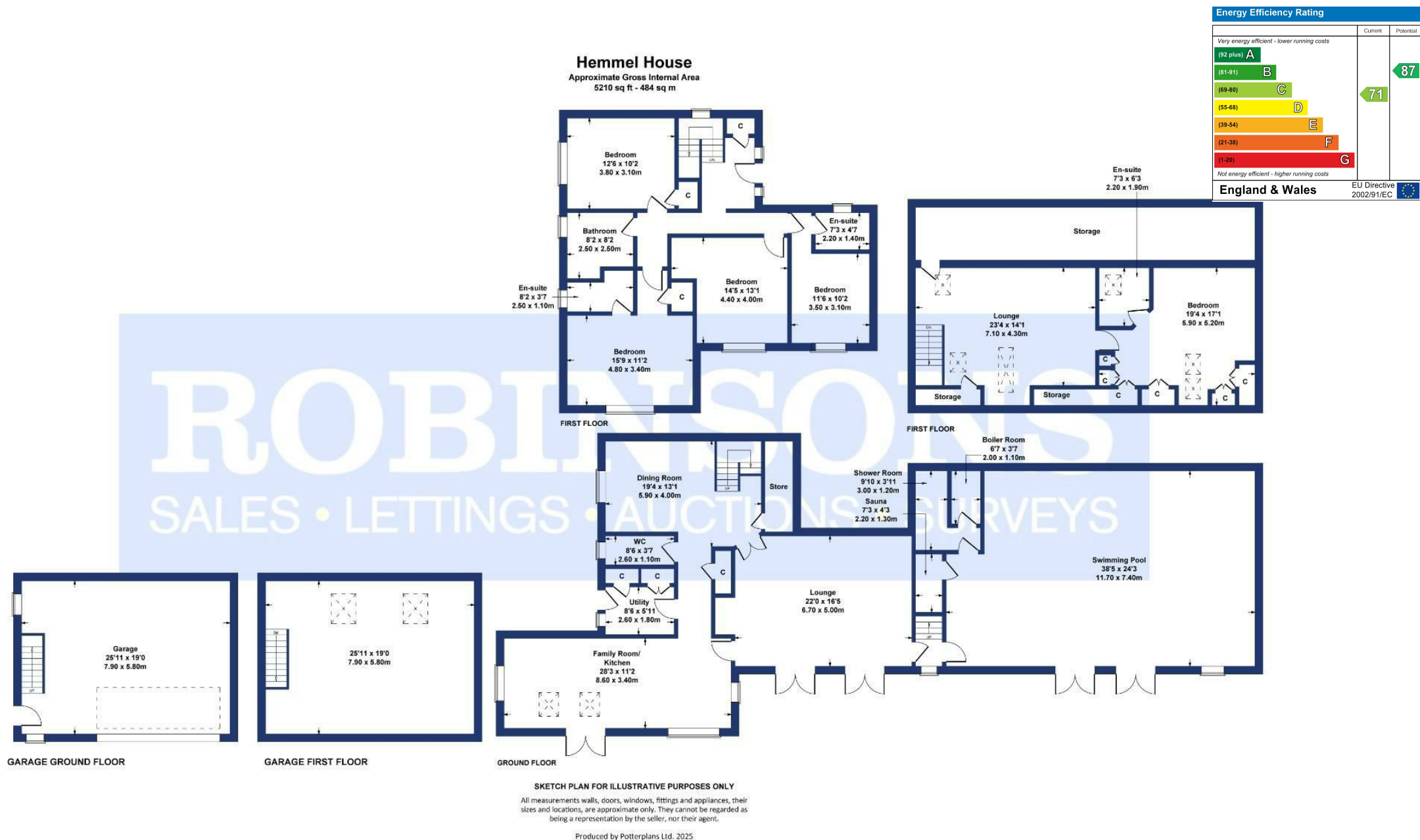
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.







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













1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

