



## listing



### Information de l'agent

Nom:	Tony Dobbins
Nom de compagnie:	Anthony Jones Properties
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1325) 776-424
Languages:	English
Site web:	<a href="http://anthonyjonesproperties.co.uk">http://anthonyjonesproperties.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 1,250,000

#### Location

Pays:	Royaume-Uni
Soumis:	07/01/2025

#### Description:

This exceptional residence in Blackwell is an extraordinary example of modern luxury living, where impeccable design meets an enviable lifestyle. From the moment you arrive, the grandeur of this home is immediately evident. The private gated entrance opens to a sweeping driveway, where the beautifully landscaped grounds offer a serene welcome. Nestled in one of the area's most prestigious locations, this property offers not just a home, but a lifestyle defined by comfort, convenience, and breathtaking surroundings.

As you step through the front door into the bright and airy entrance hall, the double-height windows immediately capture your attention, flooding the space with natural light and offering glimpses of the lush outdoors. The hall sets the tone for what's to come, with solid wood flooring underfoot and stylish contemporary details creating a warm yet sophisticated atmosphere. Imagine hanging your coat in the sleek storage cupboard before heading through to the heart of the home: the stunning kitchen and family room.

This space is a modern masterpiece, designed not just for cooking, but for living. The sleek high-gloss cabinets and quartz worktops are both elegant and functional, while the integrated appliances—including dual ovens, an induction hob, —make entertaining effortless. Picture yourself preparing a meal here as family or friends gather around the breakfast bar, the aroma of fresh coffee filling the air. The room



flows seamlessly into the family area, where you can relax by the bioethanol stove or open the French doors to the Juliette balcony and take in the tranquil views of the River Tees.

Practicality is also a priority here. The adjoining utility room is perfectly positioned, offering additional storage, and direct access to the double garage—a feature that's as useful as it is discreet. For those who value fitness and wellness, the ground-floor gym is an incredible asset, providing a dedicated space to stay active without ever leaving the house.

Moving upstairs, the first floor is an oasis of calm, designed with family living in mind. The four bedrooms on this floor are impressive, with each offering its own unique character and en-suite facilities. French doors and balconies in select rooms further enhance the connection to the outdoors, allowing light to pour in and offering yet more spots to unwind. Whether used for children, guests, or even as a home office, these rooms are versatile and generously proportioned. The dedicated laundry room on this floor ensures that household chores are streamlined, leaving you more time to enjoy everything this home and its surroundings have to offer.

On the top floor, the master suite is a luxurious retreat designed for ultimate comfort and privacy. Flooded with natural light, the bedroom features double-glazed French doors that open onto a private balcony, offering sweeping views of the River Tees and surrounding countryside. This serene outdoor space is perfect for morning coffee or unwinding at sunset.

Inside, the spa-like en-suite bathroom boasts a freestanding bath, a rainfall shower, and elegant tiling, creating a space where relaxation comes effortlessly. Completing the suite are separate "his and hers" dressing rooms with ample storage and thoughtful lighting, providing a seamless blend of practicality and style.

This master suite is more than a bedroom; it's your private sanctuary, delivering tranquillity and sophistication in equal measure.

Descending to the lower ground levels, you'll find a space entirely devoted to leisure and entertainment. The lounge and dining room on the first lower level are nothing short of spectacular. With double-height windows framing the picturesque gardens and French doors opening to yet another Juliette balcony, this room is perfect for hosting gatherings or enjoying quiet evenings by the bioethanol fire. Adjacent is the cinema room, fully equipped with a projector and surround sound. Imagine movie nights with friends, curled up with popcorn in your private theatre.

On the lowest level, the property's versatility truly shines. A games room with french doors opening to the garden creates an indoor-outdoor flow that's perfect for summer entertaining. A chic kitchenette with quartz worktops ensures drinks and snacks are always on hand, while the infrared sauna provides a haven for relaxation after a busy day. This level also features additional storage and utility spaces, ensuring the home is as functional as it is beautiful.

Outside, the landscaped gardens are a tranquil retreat, the artificial lawns ensure a low-maintenance outdoor space that's always immaculate, while the decorative aggregates and stepped access to the front add charm and practicality. Imagine hosting garden parties here, the river views providing a stunning



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backdrop, or simply enjoying a quiet moment surrounded by nature.

The location of this home enhances its appeal even further. Blackwell is renowned for its exclusivity and picturesque setting, yet it remains conveniently close to Darlington town centre. Local amenities include the luxurious Rockliffe Hall, perfect for spa days or rounds of golf, and the Darlington Hippodrome, where you can enjoy world-class theatre and entertainment. Families will appreciate the proximity to excellent schools, while outdoor enthusiasts can explore nearby Hopetown Nature Reserve or take advantage of the scenic countryside trails.

Commuting is effortless, with Darlington railway station offering direct links to London in just three hours, and the A1(M) providing quick access to Durham, Newcastle, and York. Whether you're working, raising a family, or simply looking for a haven to call your own, this home offers a lifestyle that is second to none.

This is more than a property—it's a place where memories are made, where every detail has been considered, and where you can truly live the life you've dreamed of. Schedule your private viewing today and discover the extraordinary.

## Commun

Chambres:	5
Salle de bains:	5
Pied carré fini:	610 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS2200

