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Peth House

Peth Bank | Lanchester | Durham | County Durham



“A beautifully restored country house with refined interiors, landscaped gardens and scope for equestrian use”

The Property

Nestled in a peaceful yet highly accessible setting on the edge of Lanchester, Peth House is a beautifully restored stone-built country house, forming part of a semi-detached arrangement, linked only at a discreet point by a small lean-to. Set within landscaped gardens and extensive grounds extending to approximately 9.37 acres, it enjoys commanding views over open countryside. Formerly home to equestrian facilities, the site would readily support a return to such use, or equally lend itself to a secluded family home or lifestyle retreat.

This immaculately presented home offers exceptional versatility and has been renovated to an exemplary standard, with thoughtful joinery, carefully selected finishes, and a clear sensitivity to the property's period character. The ground floor features tiled flooring throughout, with solid wood floors on the upper levels. Bespoke fitted furniture and heritage-style windows with shutters contribute to a consistent sense of quality and craftsmanship, while a split heating system, supported by dual boilers, provides reliable comfort and energy efficiency throughout the home.



The entrance opens into a snug-style reception space, finished with half-panelled walls, tiled flooring, and a Brunel multi-fuel stove. From here, the layout flows effortlessly into a range of inviting rooms. To one side, the main sitting room combines comfort and elegance, with painted beams, garden-facing sash windows, and a wood-burning stove set into a traditional stone fireplace. Across the snug, a study offers a flexible additional reception space or work-from-home retreat, with bespoke cabinetry and serene views of the gardens beyond.

The formal dining room sits at the centre of the home, ideally placed for entertaining. From here, a few steps lead up into the bespoke kitchen, created by The Traditional Furniture Company. As functional as it is striking, the kitchen features hand-painted cabinetry, Caesarstone work surfaces, a central island with double Belfast sink, and a suite of integrated appliances including a dual fuel Wolf range cooker, two dishwashers, and a tall wine fridge. Tucked into one corner of the kitchen, a bespoke built-in breakfast nook creates a relaxed and inviting space for informal dining. Framed by soft-painted panelling and set beneath twin windows, it offers a sociable setting for morning coffee or casual meals, with integrated bench seating.

Beyond the kitchen, a light-filled garden room continues the sequence, with a lantern glass roof and garden-facing windows that frame the view. French doors open directly onto the terrace, creating a seamless connection to the outdoor entertaining space. Other practical additions on the ground floor



include two WCs and a utility room.

Upstairs, the main bedroom suite is a calm and spacious retreat, with a vaulted ceiling, dual-aspect sash windows, and far-reaching views across the valley. A walk-in wardrobe and a luxurious en-suite with twin basins, walk-in shower, exposed stonework and timber finishes complete the space. The second bedroom also benefits from an en-suite shower room and includes bespoke fitted wardrobes by Newcastle Furniture Company. Two further well-proportioned double bedrooms share a contemporary family bathroom with freestanding Ashton & Bentley bath, midnight blue framed walk-in shower, and herringbone tiled feature wall.



Google Maps what3words

[///frosted.mountains.electric](https://what3words.com/frosted.mountains.electric)



Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

The property is connected to mains water, drainage, electricity, and gas. Heating is provided by a gas-fired central system, with two boilers serving either side of the house and all shower facilities. In addition, solar panels are installed on the roof of the detached garage; these are owned outright and power the external garden lighting.

Postcode Council Tax EPC Tenure

DH7 0NQ

Band G

Rating D

Freehold

Floor Plans



Total area: approx. 365.7 sq. metres (3936.8 sq. feet)

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Viewings Strictly by Appointment



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