



rare! From Sanderson Young



Crawley Edge  
Crawleyside, Stanhope







## Offers Over £995,000

This remarkable local and national award-winning detached residence combines breath-taking architecture with exceptional interiors which have been sympathetically designed to embrace and complement this property's individual and dramatic hillside setting. Pushing the boundaries of convention gives this house its distinctive character as it transcribes the conformity of a traditional country house, as well as a bold, provocative monument of the valley that it overlooks. This is a property which is extremely rare to the market. It was designed and constructed by the current owners in 2007 and is one of the most individually designed homes within the North East of England. Nestled in a generous plot, this bespoke and modern family home offers a secure, private, elevated position, within a tranquil countryside setting. With uninterrupted, far reaching panoramic views over the River Wear Valley and towards the North Pennines, Crawley Edge is ideally situated within walking distance of the delightful village of Stanhope with its shops, amenities and transport links. Exposed oak frame construction, complemented by oak window frames and fittings, provides three levels of accommodation. This aesthetic performance and durability is echoed by the quality and non-maintenance sustainability of copper guttering to the whole building. With its audacious use of glass, this house truly opens to the light. In contrast to the conservative scale of its external appearance, the interior surprises the visitor with its expansive openness. Under floor heating and a Mechanical Ventilation Heat Recovery system, benefits the house with a constant temperature and continuous fresh air. In addition to programmable Intelligent Lighting which controls light energy consumption both inside and out, a multimedia network provides internet, telephone and television at 26 points throughout the house. It incorporates a high quality sound system with cinema audio and speakers in most rooms. An integrated Vacuum extraction system has outlets on all floors.

Boasting close to 4,000 sq.ft. of living space, the internal accommodation comprises: central entrance hall with its focal point of the spectacular solid glass bridge and self-cleaning glass atrium. The hall gives access to the magnificent open plan living, dining and kitchen space. Perfect for entertaining, this offers an outstanding full height vaulted ceiling with crafted oak timbers and double bi-fold doors which lead out onto an uninterrupted glass balcony. This delightful living area also features an imposing stainless steel wood burning stove and designer lighting. The contemporary, bespoke Italian fitted kitchen is comprised of a circular central island, smoked glass breakfast bar, granite work surfaces, integrated appliances (including a twin drawer dishwasher) and tiled flooring with glass door leading from the dining area to a private terrace with views. While the kitchen area favours open plan family living, the bedrooms and bathrooms at the rear of the house offer privacy and function. The small hallway leads to two double bedrooms. Bedroom one, with en-suite fully tiled bathroom, has sliding glass doors that exit onto the delightful private courtyard garden. Bedroom two with dual aspect, enjoys a vaulted ceiling and curved staircase (with under-stairs store) to a mezzanine level. It has a large fully tiled en-suite bathroom with walk-in shower and Jacuzzi bath. The versatile mezzanine level (previously a dressing room) offers useful storage and leads through to a spacious library/study with workspace for two extensive desks, fitted oak library shelves and storage cupboards. The study space then opens onto the glass walkway and to an elevated balcony/seating area overlooking the main living space and with further spectacular views over the surrounding countryside.

From the ground floor main living area, the sweeping oak stairs lead down to the lower ground floor landing with further storage, a generous cloakroom/guest WC and another impressive bedroom. This bedroom, which includes a fully tiled en-suite bathroom and separate walk-in wardrobe, also benefits from bi-folding doors that open onto a second private balcony/terrace with amazing views. Also leading off the lower floor landing is a spacious workshop, a laundry and a wine store/pantry. An additional door links into the extensive garage. This entire space could easily be converted into another bedroom, gym, leisure area or further living space, etc.

Externally, the property is accessed via a private, block paved driveway with electronic entrance gates. Stone pillars lead to a substantial gravelled multi-car driveway and sunken access to the integral garage with electronic door. The surrounding grounds include a large private formal pond and walkways; the enclosed rear walled garden has raised beds, mature planting and a fountain feature. The two delightful south facing terraces are perfect for enjoying the open aspect or for entertaining guests. Well presented throughout with coated double glazed windows, (some with integral blinds) and a ground source heat pump, the photovoltaic panels will provide income for years to come. This superb, individual property simply demands an early inspection to fully appreciate the quality of build and unique versatile accommodation that is on offer in this exceptional and stunning location.

Services: Mains electricity, water and drainage | Heating: Ground source heat pump | Tenure: Freehold | Council Tax Band: F

























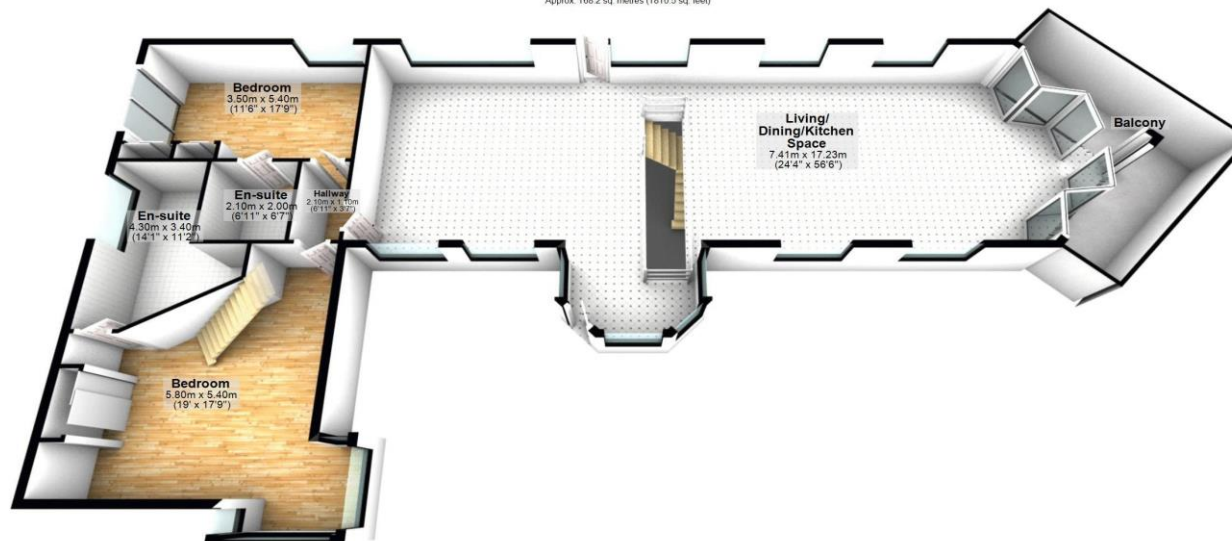






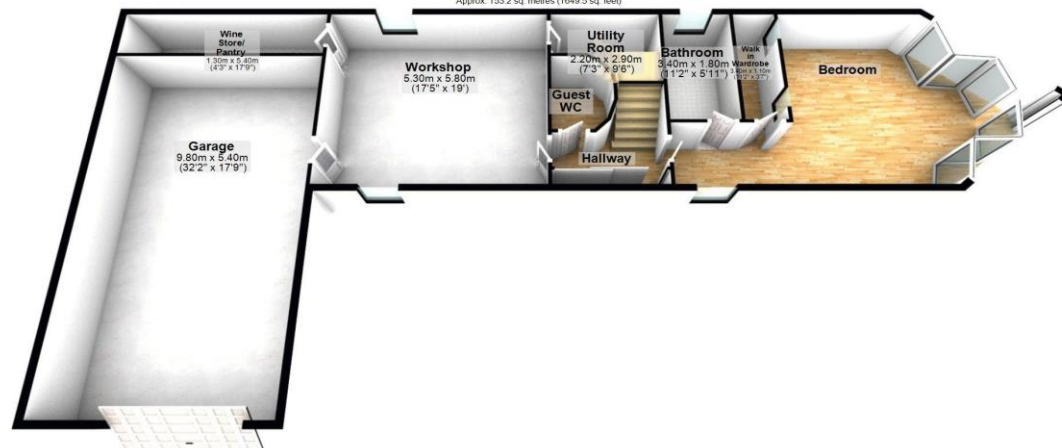
### First Floor

Approx. 168.2 sq. metres (1810.5 sq. feet)



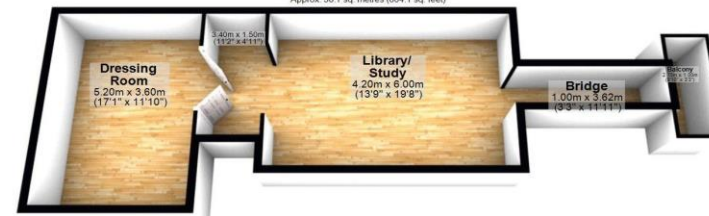
### Ground Floor

Approx. 153.2 sq. metres (1649.5 sq. feet)



### Mezzanine

Approx. 56.1 sq. metres (604.1 sq. feet)



Total area: approx. 377.6 sq. metres (4064.1 sq. feet)  
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All confidential enquiries to:  
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA  
E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)  
T: 0191 2233500 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)