

# SIGNATURE

## NORTH EAST

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 Dipwood Road, Rowlands Gill NE39 1DB

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## Offers Over £650,000

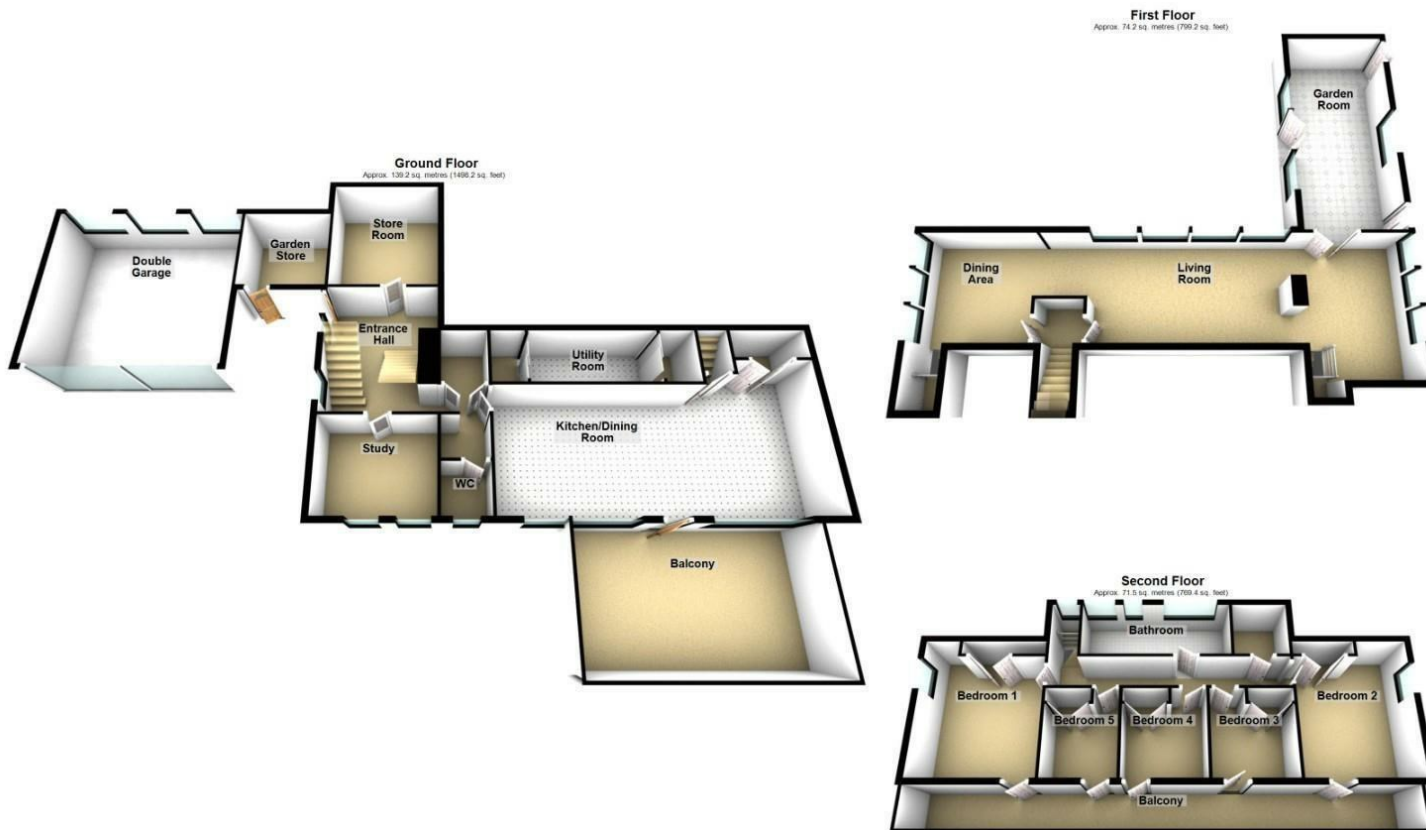
Signature North East welcomes you to this five-bedroom detached home, a 1960s mid-century masterpiece inspired by the designs of Frank Lloyd Wright. This one-of-a-kind property retains many original features that are rarely found today. Nestled in a peaceful and secluded area of Rowlands Gill, this remarkable home is surrounded by natural beauty, with abundant green spaces and woodlands close by. Despite its rural tranquillity, the property remains well connected, offering easy access to local schools, amenities, and transport links. Nearby attractions include the stunning Gibside National Trust estate and the River Derwent. The property also boasts unique architectural highlights including stone cladding, wooden panelled ceilings, and balconies.

Stepping through the entrance hall, you are greeted by a stylish kitchen and dining area that perfectly blends modern finishes with the home's mid-century charm. The kitchen showcases an elegant, in-contemporary design, fitted with attractive solid and base units, complemented by a black ceramic hob and a practical island splashback. The island is topped with a natural stone surface, providing a characterful workspace. The kitchen also features high-quality integrated appliances. A convenient utility room adjoins the kitchen, while the open dining area offers an ideal space for family gatherings and entertaining guests. From here, doors externally to a spacious balcony with scenic views and access to the garden. The ground floor also features a study with garden views, a charming store room, a garden room, and a couple of balconies. Ascending to the first floor, you will find the main living space, a large area with a fireplace, a log burner, and a large window. The living area is a captivating double-sided log burner. Large windows flood the space with natural light, connecting the interior with its lush surroundings. A charming garden room, surrounded by windows, completes this tranquil level, offering an immersive connection with nature.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 284.9 sq. metres (3066.7 sq. feet)  
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
 Plans produced using Planity.

## Measurements:

- Living Room  
35'8" x 13'9"
- Dining Area  
11'2" x 10'6"
- Garden Room  
22'1" x 10'0"
- Kitchen / Dining Room  
30'10" x 15'0"
- Study  
11'2" x 9'4"
- Utility Room  
12'7" x 5'6"
- Bedroom One  
13'10" x 12'0"
- Bedroom Two  
13'10" x 11'3"
- Bedroom Three  
8'9" x 8'1"
- Bedroom Four  
8'9" x 8'1"
- Bedroom Five  
8'9" x 7'1"
- Bathroom  
15'0" x 5'6"
- Store Room  
12'6" x 11'2"
- Garden Store  
9'1" x 8'10"
- Double Garage  
19'5" x 17'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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