



Malton House

LANCHESTER

part of

Bespoke

by Forric Homes





A Magnificent Double Fronted 5-Bedroom Executive Home

Introducing Malton House, the epitome of luxury living, nestled in the prestigious Pastures development in Lanchester, County Durham. This exclusive five-bedroom detached home is the first in Forric Homes' Bespoke line, representing our commitment to creating one-of-a-kind, premium homes.



Luxury Living in Lanchester



Malton House is in the charming village of Lanchester, known for its rich history and natural beauty. Nestled in serene countryside, Lanchester offers tranquility just a short drive from Durham city. The village combines rural charm with urban convenience, featuring stunning landscapes, historic landmarks, and a welcoming community. Enjoy scenic walking routes, local country pubs, an ice cream parlor, and excellent dining options within walking distance. Plus, you have easy access to Durham's diverse shopping, dining, and cultural experiences.

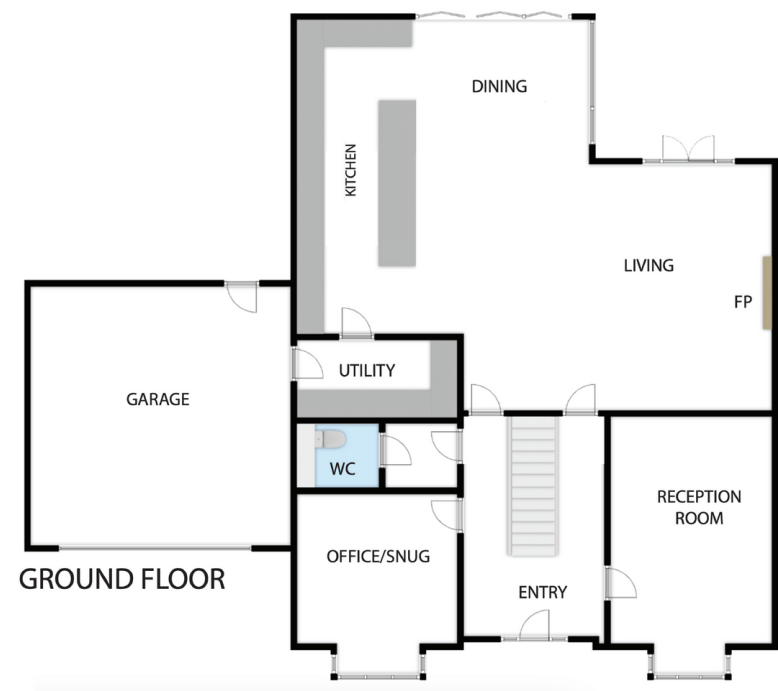


The Open Plan Kitchen features three walls of expansive windows & bi-folding doors, seamlessly blending indoor and outdoor living. It's perfect for family gatherings or relaxing evenings overlooking the private garden.

The Lounge is cozy and spacious with premium fitted furniture, a integrated electric fireplace, bay windows, linen blend curtains, and natural lustred finish carpets, creating an inviting atmosphere.

The Second Living Room offers a versatile space with a bay window, natural lustred finish carpets, and chandeliers, ideal for relaxation or family activities.

The Ground Floor



The Open Plan Kitchen



The Lounge



The Sitting Room



The Upstairs

Entrance & Landing

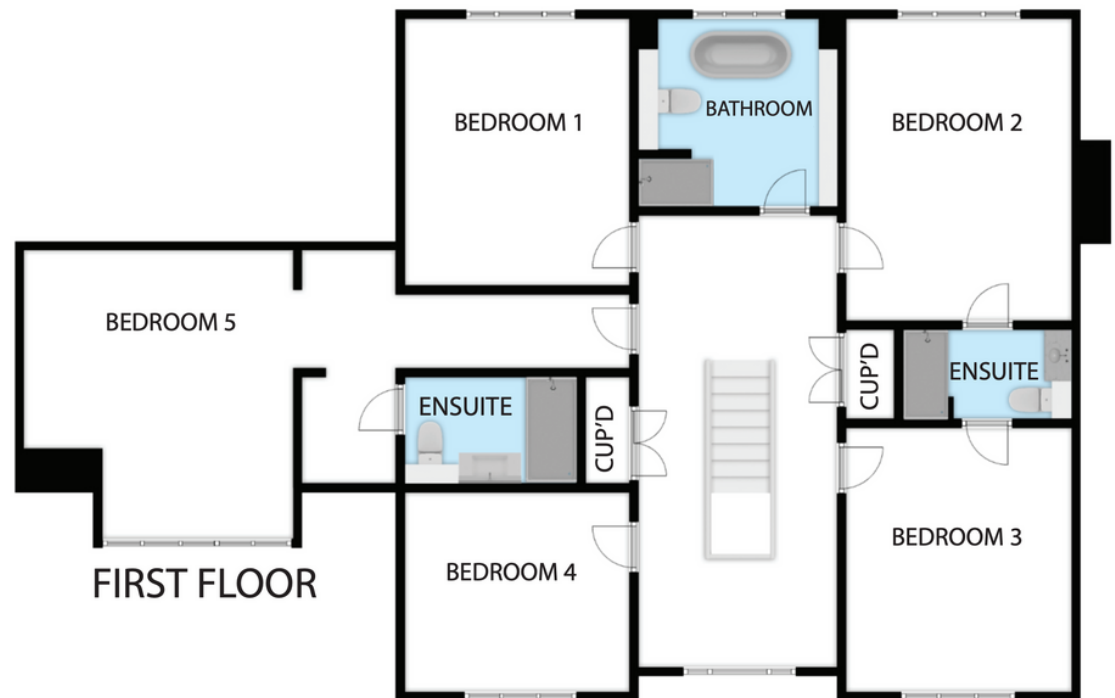
Ascending the oak and glass balustrade staircase, you're greeted by a bright, open landing with large windows. Oak doors to each room add sophistication and durability.

The Master Wing

The master wing is a luxurious retreat with a spacious en suite and premium fittings. It includes a fitted wardrobe, dressing table, and a bay window that fills the room with natural light, enhancing tranquility.

Spacious Bedrooms & Bathrooms

Malton House features four additional spacious bedrooms. The family bathroom offers a luxurious experience with a freestanding bath and high-quality fixtures. The Jack and Jill en suite provides additional convenience shared between two bedrooms.



Entrance & Landing



The Principle Wing



Upstairs Bedrooms & Bathrooms



Four Upstairs Bedrooms



Premium Specifications for Long Lasting Luxury



Porcelonosa Bathrooms

- Bespoke designed bathrooms and en-suites by Porcelonosa
- Wall hung W/C, concealed cistern & chrome flush plate
- Fully tiled wet areas with integrated mirrors
- Heated towel rails
- Monobloc mixer tap
- Wall mounted vanity units
- Shaver sockets



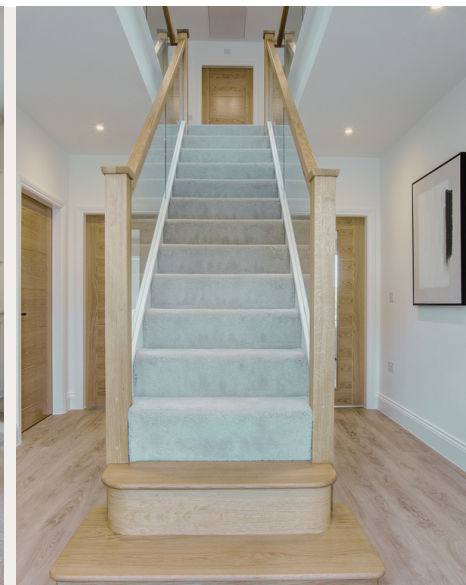
Frontal Kitchens

- Quartz waterfall surfaces
- NEFF appliances
- Integrated coffee machine
- Microwave and double oven
- Full height fridge and freezer
- Induction hob
- Instant boiling and cold tap
- Spacious utility room connected to the double garage



Technology

- 7kW solar system
- Gas central heating with 300-litre unvented cylinder
- Underfloor heating (ground floor) with smart home heating control
- EV charger on driveway
- Ultra-fast fibre internet with data points throughout the property
- Hormann sectional garage door double width



Interior Finishes

- Contemporary oak doors
- Integrated media wall to living room and wardrobes to master bedroom
- Oak Newels and handrails with glass balustrade to stairs

Quality

- 10 Year ICW Warranty
- Forric Homes Bespoke Enhanced Aftercare





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ESTABLISHED 1991