

Symeon Manor

MOUNT OSWALD • DURHAM

BANKSHomes

Disclaimer: Images are indicative and for illustrative purposes only.

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Welcome to Symeon Manor — an exceptional, handcrafted home at the heart of Mount Oswald, Durham City. Thoughtfully designed and beautifully built, this is luxury living, refined.

Homes designed by life.

Symeon Manor has been carefully considered to offer space, light and elegance in equal measure. With six generously sized bedrooms — including a principal suite with its own walk-in dressing area, private balcony, and en-suite — this is a home designed for modern family life.

There are six bathrooms, a spacious triple garage, and versatile ground floor living that includes the option for a cinema room or an additional lounge — ideal for hosting or quiet nights in.

Expansive bifolding doors to the side and rear invite natural light into every corner, while the flowing layout creates a perfect balance between open entertaining spaces and private retreats. Outside, ownership of Symeon Manor includes a portion of private woodland — a rare opportunity to enjoy peaceful, natural surroundings just minutes from the heart of Durham City.

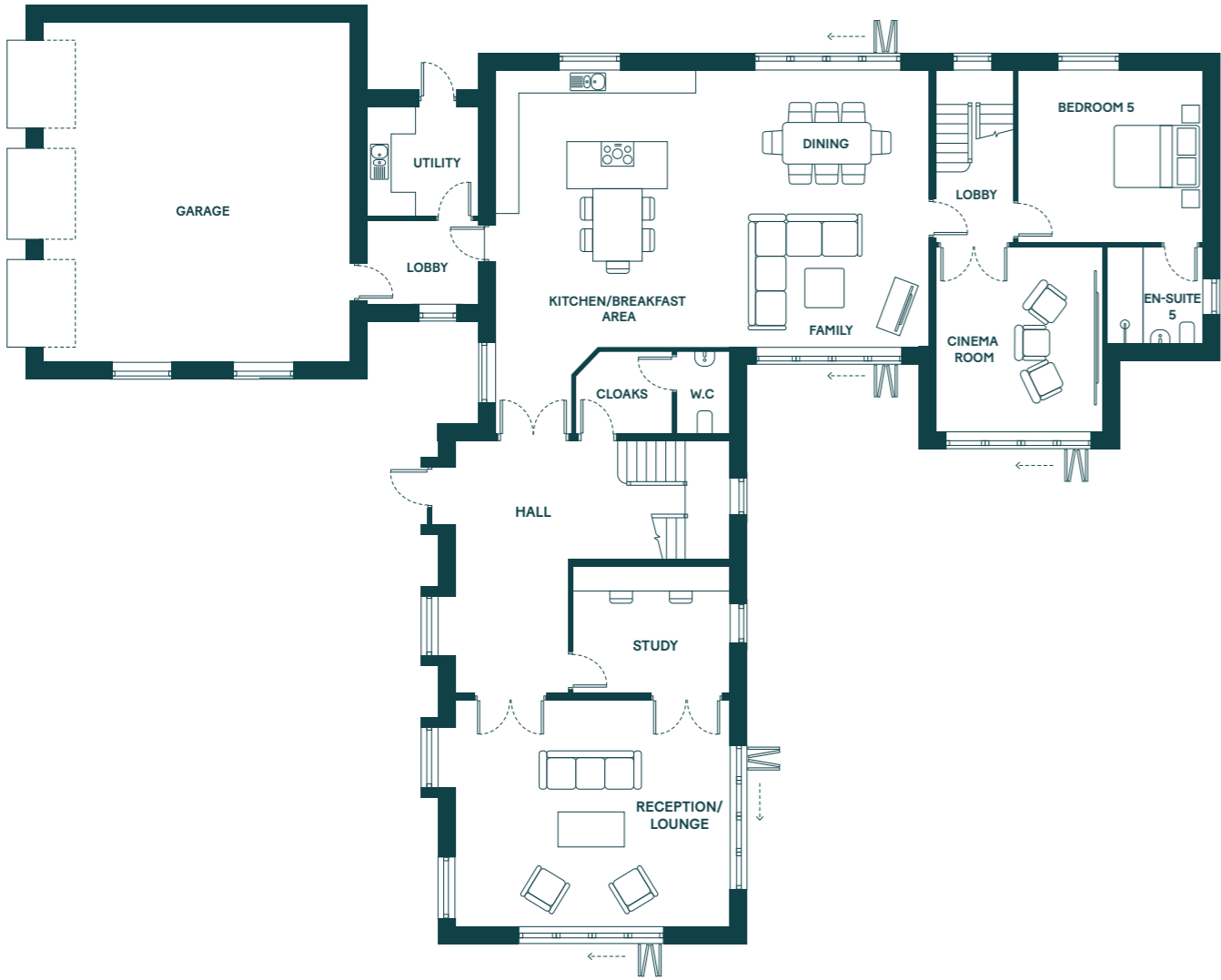


Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.

Designed for living.

6 bed detached home with integrated triple garage.
Approx 5504.2 (sq ft)

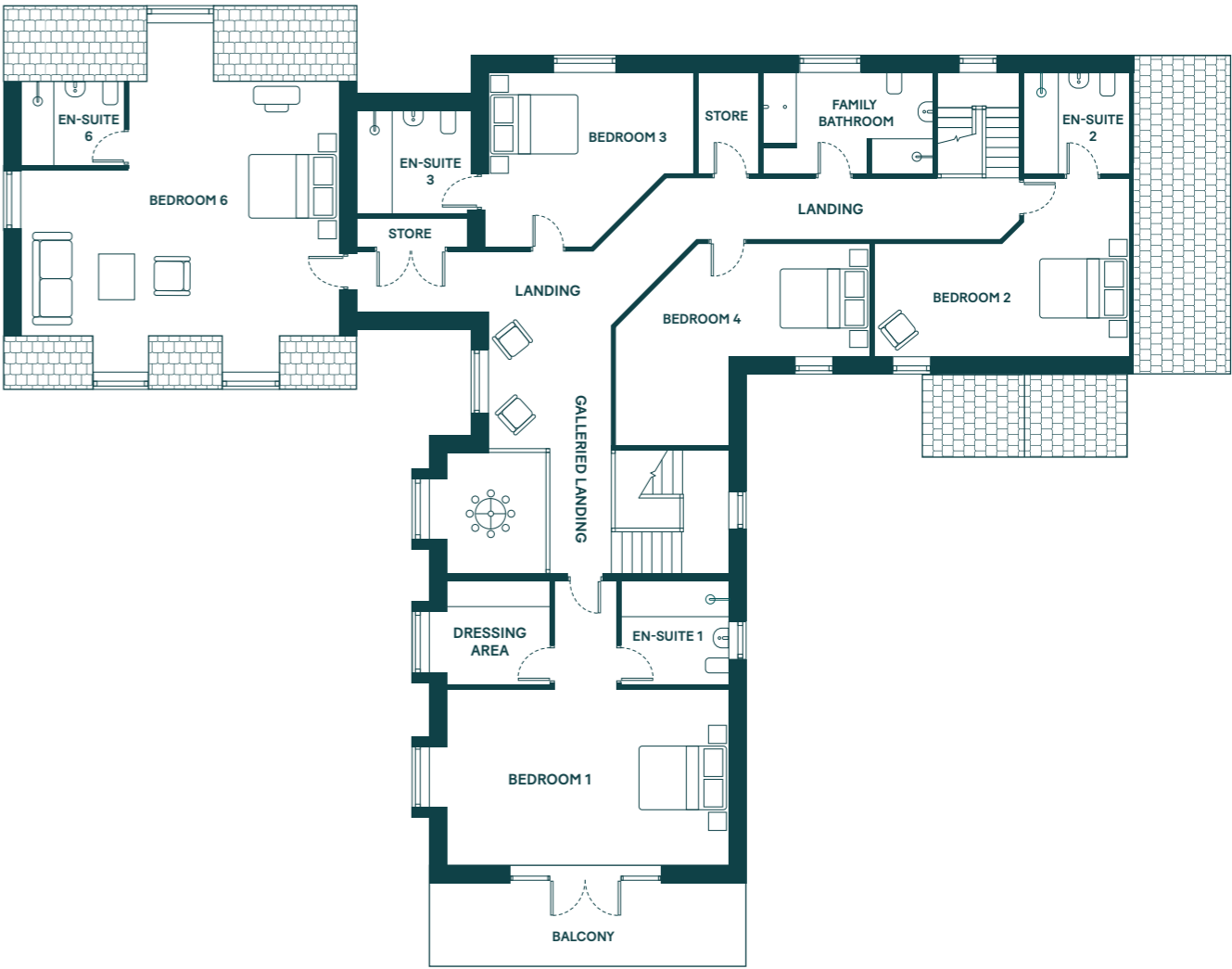
Ground Floor



Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)			
Reception/Lounge	5,600 x 6,885	18'5" x 22'8"	Cinema Room	4,590 x 4,185	15'1" x 13'9"
Kitchen/Family/Dining	6,885 x 10,763	22'7" x 35'4"	Bedroom 5	4,335 x 4,572	14'3" x 15'0"
Entrance Hallway	6,310 x 4,105	20'9" x 13'6"	En suite 5	2,462 x 2,387	8'1" x 7'10"
Utility	2,700 x 2,758	8'10" x 9'1"	Cloaks and WC	2,092 x 3,872	6'11" x 12'9"
Study	3,160 x 3,937	10'5" x 12'11"	Garage	8,510m x 7.722	27'11" x 25'4"

First Floor



First Floor

ROOM	Metric (mm)	Imperial (sq ft)			
Bedroom 1	4,289 x 6,885	14'1" x 22'8"	Bedroom 3	4,294 x 5,073	14'2" x 16'8"
En suite 1	2,480 x 2,577	8'2" x 8'6"	En suite 3	2,500 x 2,757	8'3" x 9'1"
Dressing Area	2,480 x 2,577	8'2" x 8'6"	Bedroom 4	4,294 x 5,049	14'1" x 16'7"
Bedroom 2	4,254 x 6,187	13'12" x 20'4"	Bedroom 6	6,430 x 7,672	21'1" x 25'2"
En suite 2	2,542 x 2,569	8'5" x 8'6"	En suite 6	2,332 x 2,542	7'8" x 8'5"
Family Bathroom	2,542 x 4,112	8'5" x 13'6"			





Placed for perfection.

Set within the historic Mount Oswald estate — once home to reverends, mayors and a distinguished golf course — Symeon Manor is part of a rich legacy stretching back to the early 19th century. The development retains the elegance of its past while embracing contemporary living at its finest.

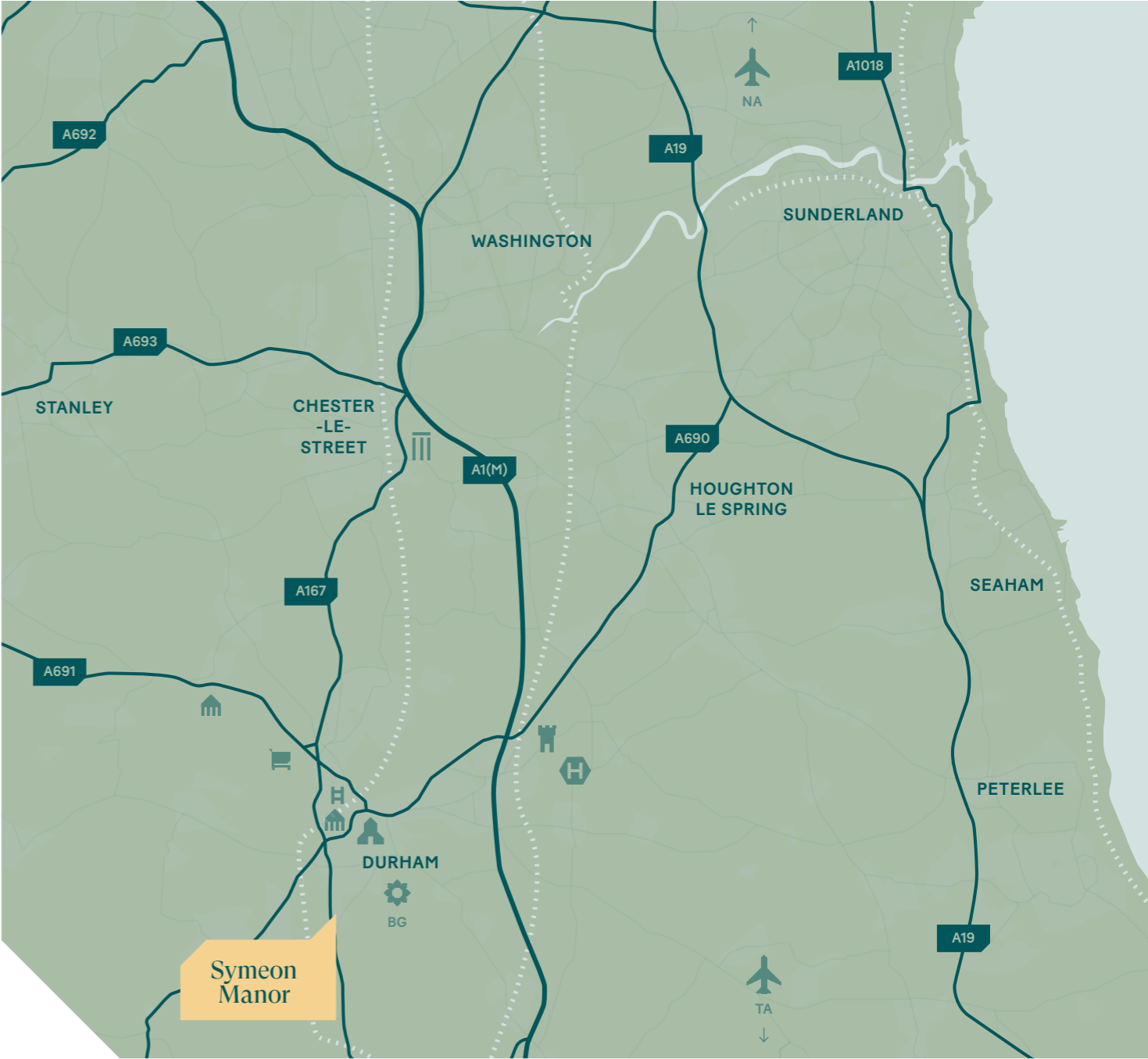
Perfectly placed for modern life, Mount Oswald offers excellent transport connections, with the A1 nearby providing swift access to Newcastle, Sunderland and Teesside. Durham Station is just minutes away, linking you to major cities across the UK. Newcastle and Teesside international airports are also within easy reach.

Families will appreciate the excellent selection of reputable public and independent schools in the area, including Durham Johnston and Durham High School, as well as Durham University and nearby nurseries for younger children.

Local Leisure	Distance
 Oriental Museum	0.7 miles
 Botanical Garden (BG)	0.8 miles
 Durham Cathedral	1.9 miles
 Ushaw Historic House	5.0 miles
 Ramside Hall Hotel, Golf & Spa	4.6 miles
 Arnison Centre	4.9 miles
 Banks Homes Riverside	8.4 miles

Transport Links	Distance
A1(M)	4.6 miles
A19	11 miles
A66	22 miles
 Durham Train Station	2.2 miles
 Ramside Heliport	4.6 miles
 Teesside Airport (TA)	22 miles
 Newcastle Airport (NA)	26 miles

Surrounding Areas	Distance
Durham Centre	2.1 miles
Houghton-le-Spring	7.9 miles
Chester-le-Street	10 miles
Washington	13 miles
Stanley	12 miles
Sunderland	14 miles
Peterlee	14 miles
Seaham	14 miles
Stockton-on-Tees	20 miles
Newcastle upon Tyne	20 miles
Darlington	21 miles



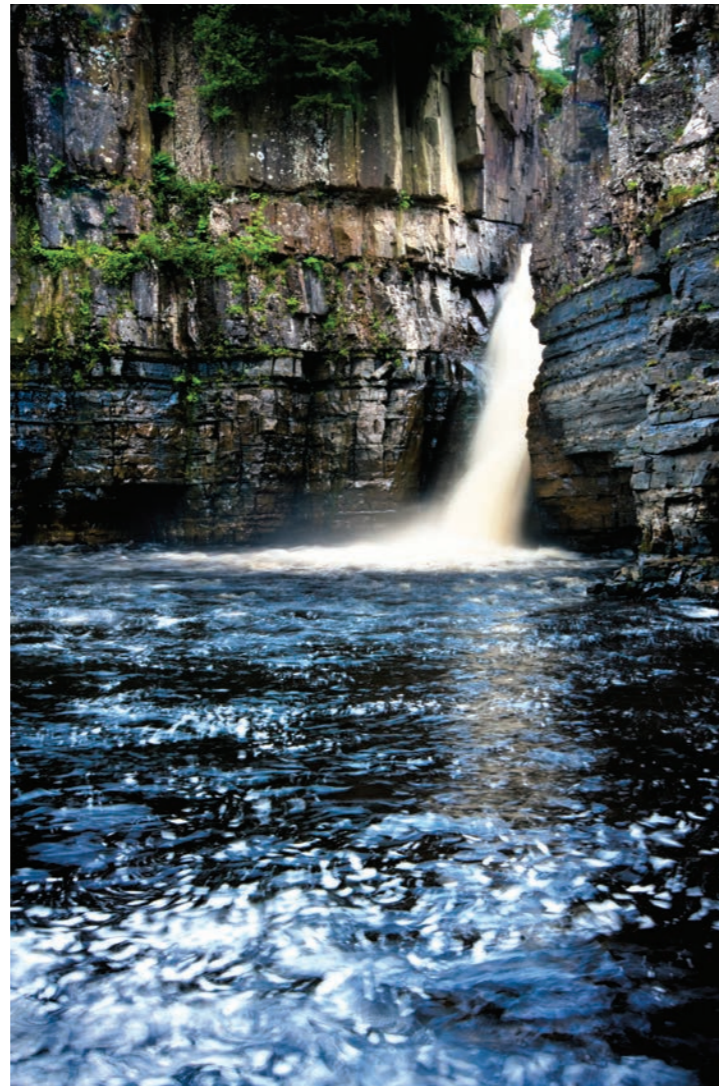


The Story
Museum, exhibition space and contemporary cafe in the original Mount Oswald Manor House.



Prebends Bridge
One of three stone-arch bridges in the centre of Durham, that crosses the River Wear.

High Force Waterfall
One of the most spectacular waterfalls in England, located in Teesdale.

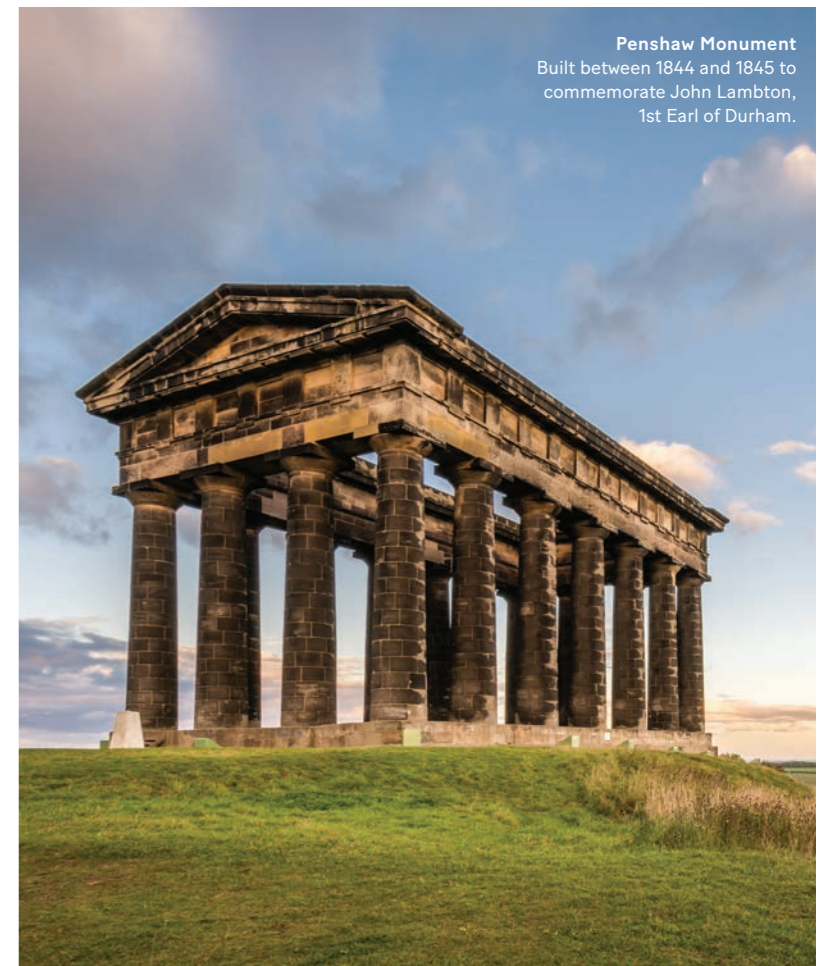


County Durham is an idyllic place to live. Surrounded by areas of outstanding natural beauty, such as Teesdale and Weardale, with the North East Heritage Coast only a short drive away.

Durham Regatta
Held every year in June. The regatta sees not only boat racing but entertainment for everyone.



Penshaw Monument
Built between 1844 and 1845 to commemorate John Lambton, 1st Earl of Durham.



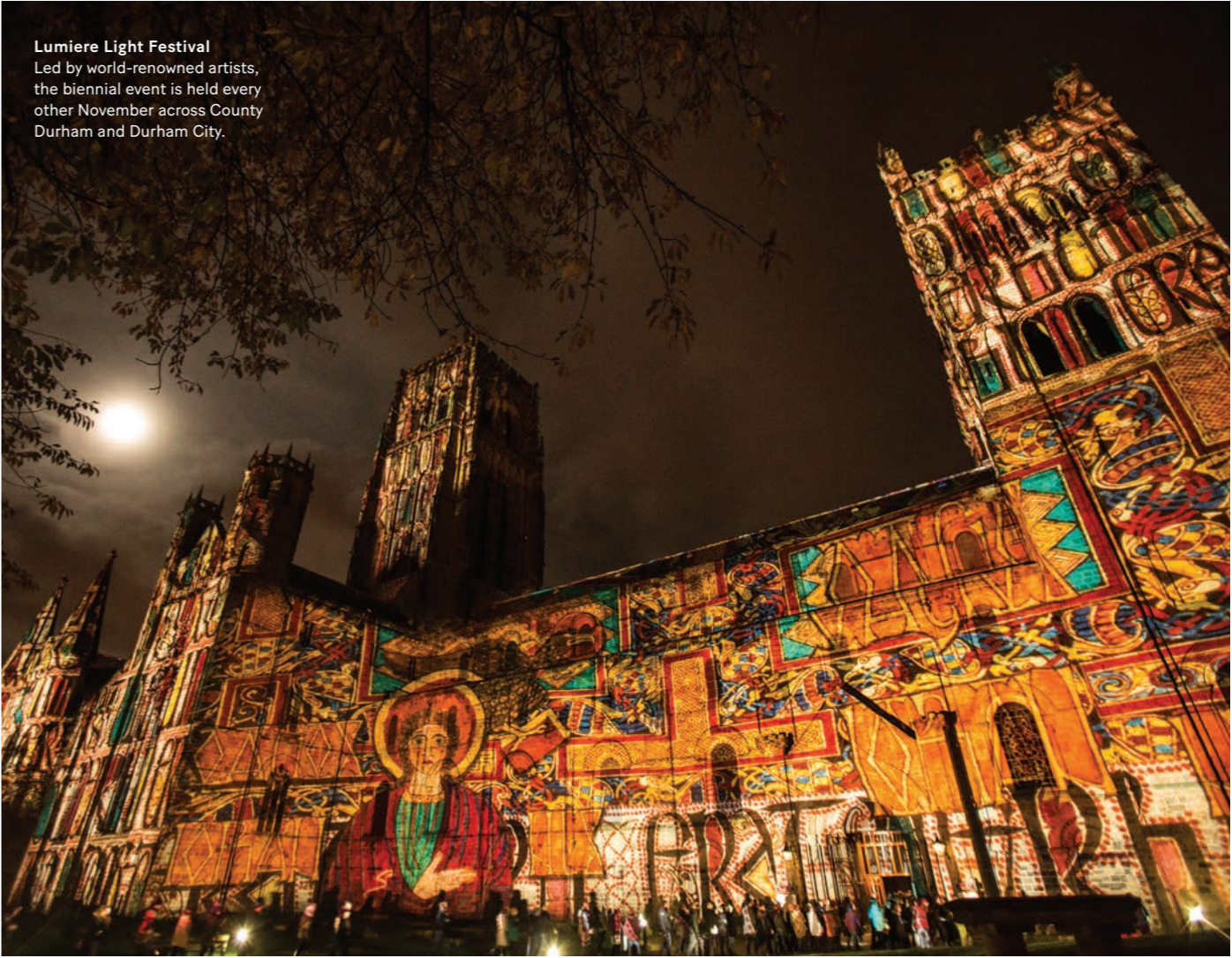


Inside Durham Cathedral
One of the oldest cathedrals in England. Many will recognise it as one of the filming locations for the Harry Potter and Marvel Avenger movies.



Blast Beach, Seaham
Famed for its sea glass, forms part of the picturesque Durham Heritage Coast.

Crown of Light by Ross Ashton, Robert Ziegler and John Del' Nero, Lumiere Durham 2013.
Produced by Artichoke. Photo by Matthew Andrews



Lumiere Light Festival
Led by world-renowned artists, the biennial event is held every other November across County Durham and Durham City.



Evolved for tomorrow.

At Banks Homes, sustainability isn't an add-on — it's built in. Symeon Manor is designed with energy efficiency and environmental responsibility at its core, drawing on decades of expertise from the wider Banks Group, a recognised leader in renewable energy and sustainable development.

From air source heat pumps and smart heating systems to EV charging points and future-ready infrastructure, your home is designed to be as efficient as it is elegant — reducing energy use, lowering bills, and helping protect the environment for generations to come.

We also take great care in how we plan our developments. By working with the natural landscape, supporting local biodiversity, and creating generous green spaces, we ensure that every Banks Homes neighbourhood enhances the environment it belongs to.



Style as standard.

It’s the finer details that make a Banks Home extra special. From underfloor heating to a bespoke kitchen. See our specifications for Symeon Manor, Durham.

Kitchen & Utility Rooms

- Omega novus handleless kitchen, setosa painted anthracite doors with accent walnut doors on a graphite carcass.
- 12mm dekton laurent worktop with a feature 60mm dekton bromo breakfast bar.
- Two Integrated Miele single ovens.
- Integrated Miele vented hob on island.
- Integrated Miele combi microwave oven.
- Integrated Miele coffee machine.
- Integrated Miele tall wine cooler.
- Integrated Miele tower fridge.
- Integrated Miele tower freezer.
- Integrated Miele dishwasher.
- Free-standing Washing Machine in utility.
- Free-standing Tumble Dryer in utility.
- LED strip lighting under wall units, plinth and under kitchen worktops.
- Pull out bin.
- Cutlery tray.
- Drip tray.
- Carysil 4 in 1 hot water tap in matte black.
- Carysil 1.5 bowl inset sink to the kitchen in gunmetal.
- Carysil large single bowl inset sink to the utility in gunmetal.

Bathroom & En-suites

- Porcelanosa freestanding bath in the main bathroom.
- Two Porcelanosa sinks with double vanity unit in the main bathroom.
- Vanity unit to all ensuites & WC.
- Level access acrylic resin shower tray.
- Porcelanosa wall hung toilet to WC and all bathrooms & ensuites.
- Rainfall showerhead with separate handheld handset
- Tiled niches for storage to bathrooms & ensuites.
- Porcelanosa half height tiling to the WC.
- Porcelanosa full height tiling to all bathrooms & ensuites including floor.
- Electric towel rails.

Internal Finishes

- Oak internal doors, some with glazed panels
- Two oak staircases.
- High ceilings up to 2.7m
- Built in wardrobes to bedroom one.
- Walkout balcony to the bedroom one.
- Feature full height glazing to bedroom one.
- Triple integral garage.

External Finishes

- Aluminium bifold doors.
- PV panels.
- Turf to rear garden and paved patio areas.
- Turf to front garden with landscaping.
- Brick pillar wall with estate railings.
- External tap and socket.
- Up and down light with PIR sensors.
- Block paved driveway.

Electrics & Heating

- EV charging point for electric car.
- Air source heat pump.
- Underfloor heating to the ground floor.
- TV points in the living room and bedroom one.
- USB socket in kitchen, living and bedroom one.
- Honeywell carbon monoxide detector.
- Smoke alarm system.
- Ring doorbell hard-wired.

Flooring

- Amtico washed salvaged timber floor*.
- Carpet - Sensation origins to stairs, landing all bedrooms, cinema room and lounge.

*Ground floor excluding carpeted areas.



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Our homes are designed for tomorrow. Our people are here to help today.

Choosing your new home is a big moment — and at Banks Homes, we're here to make the journey as smooth as possible. Our homes are among the most sustainable and energy-efficient you can buy, and our designs continue to evolve to meet the needs of modern family life today, tomorrow, and well into the future.

From your first enquiry to moving day and beyond, our experienced sales and customer care team are here to guide you every step of the way. We offer expert advice on buying and selling, so everything runs with ease.

To help you explore your options, we can arrange a no-obligation consultation with an independent financial advisor — so you can make confident decisions with the right information to hand.

Once your home is reserved, we'll support you through to exchange of contracts and handover. Every Banks Home is finished with style as standard and includes a two-year Banks Homes warranty, along with a ten-year ICW new home warranty. Kitchen appliances also come with manufacturer guarantees for added peace of mind.

If you'd like to know more about our homes, our design approach, or what makes our locations so unique — we'd love to hear from you.

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Web: bankshomes.co.uk/symeon-manor

Banks Homes, Inkerman House, St John's Road,
Meadowfield, Durham, DH7 8XL



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Floor-plans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely.

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