



Old Station Yard, Langley Park, DH7 9TL
4 Bed - House - Detached
Offers Over £475,000

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Old Station Yard Langley Park, DH7 9TL

* NO CHAIN * BEAUTIFULLY RESTORED OLD TRAIN STATION * SITTING ON APPROX 0.75 ACRES * WONDERFUL LOCATION * SEVERAL RECEPTION ROOMS * STEEPED IN HISTORY * FOUR LARGE BEDROOMS * EXTENSIVE UNDERGROUND CELLAR * GARDENS TO ALL SIDES * AMPLE PARKING * A TRUE ONE OFF *

Steeped in history, beautifully resorted, and extremely well-positioned, we offer for sale this superb family home. Sitting on approximately 0.75 acres of land, the home is located on the traditionally highly sought after Wallnook Lane area of Langley Park.

Internally the property is offered to an excellent standard throughout, and has been modernised, but it retains much charm and character. The floorplan briefly comprises of: entrance hallway, large inviting lounge, dining room, kitchen/breakfast room, inner hallway, downstairs shower room / WC, snug, and office. On the first floor there are four double bedrooms and a white suite family bathroom.

Underneath the property is a large cellar of good height, which is ideal for storage. Further potential to convert may be considered, such as cinema or games room. Externally, the property sits on a large site with lawned gardens, orchard, and ample off-street car parking. There is also a detached double garage.

Located within Wallnook Lane on the outskirts of Langley Park, less than four miles from Durham City, it is an outstanding family home in a highly sought after, semi-rural area. The home also provides quick access to the A691 and on to Durham. Langley Park has a primary school, post office and local shops.

A true one off - early viewing comes highly advised.











GROUND FLOOR

Hallway

Lounge

21'11 x 15'10 x 12'10 (6.68m x 4.83m x 3.91m)

Dining Room

13 x 11'01 (3.96m x 3.38m)

Kitchen

12'09 x 11'08 (3.89m x 3.56m)

Inner Hallway

Porch

Shower / WC

Snug

12'04 x 9'08 (3.76m x 2.95m)

Office

10'03 x 10'02 (3.12m x 3.10m)

FIRST FLOOR

Landing

Bedroom

12'11 x 12'04 (3.94m x 3.76m)

Bedroom

12'11 x 11'09 (3.94m x 3.58m)

Bedroom

13'04 x 11'9 (4.06m x 3.58m)

Bedroom

11'09 x 11'02 (3.58m x 3.40m)

Bathroom

EXTERNALLY

Extensive gardens and parking

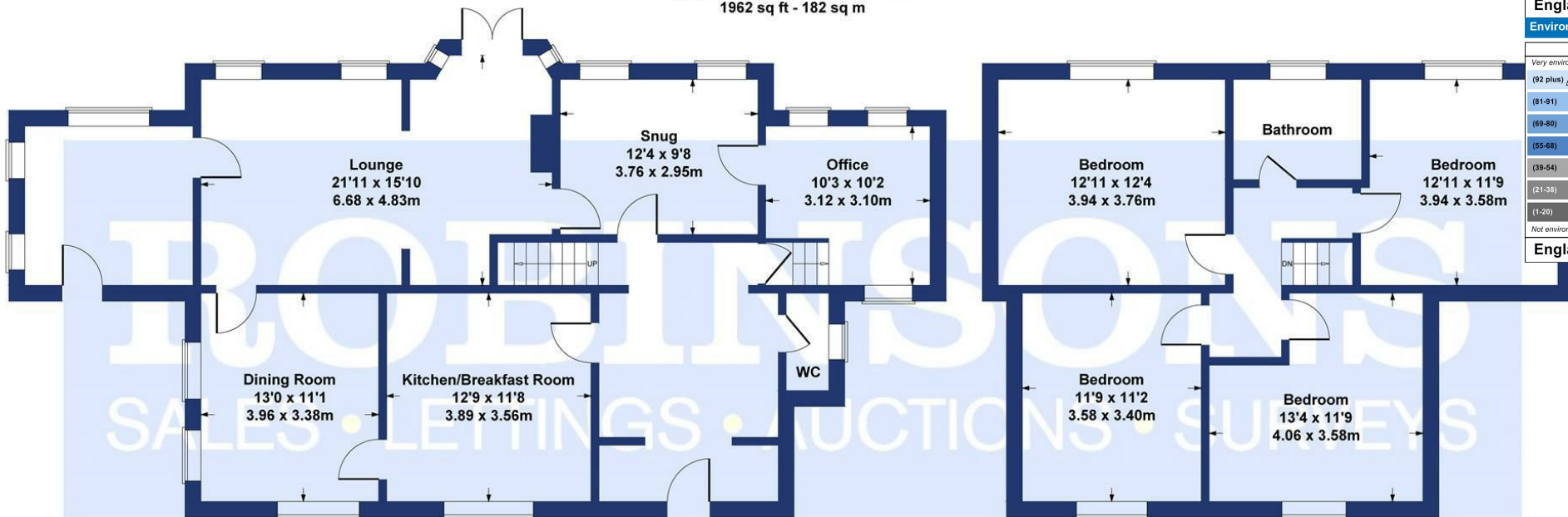
Double detached garage

Large cellar

Tenure - Freehold

Council Tax Band B - Approx. £1611 PA

Station House Approximate Gross Internal Area 1962 sq ft - 182 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		54
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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