



FINE & COUNTRY
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TRIMDON HALL FARM | 5 FRONT STREET NORTH
TRIMDON VILLAGE | TS29 6PF

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Trimdon Hall Farm is a rare opportunity to own an historic listed property and substantial family home in rural County Durham.

Standing within a good size plot with pretty gardens, its slightly elevated position offers pleasant views towards the village green. Inside, it extends to almost 3,000 sq ft with generous living accommodation and five bedrooms.

Grade II listed, the house dates back to the 1700s and comes with much period charm and character, including beams and sash windows.

Its attractive front door opens into a hallway with the two principal reception rooms to the left and right at the front of the house. The dual aspect lounge is light and bright with an impressive inglenook brick fireplace with wood-burning stove. The family room, which could also be a formal dining room, is equally generous in size and has a feature fireplace.

The breakfasting kitchen is over 26ft long and is fitted with very nice cream timber units, floor tiles and a cream Aga, and there is plenty of space for a dining table.

Along from here is a lovely study with French doors opening to the garden.

A very practical home, there is an additional bathroom on the ground floor and a boot and utility room with access to the back garden.

Some remodelling of the ground floor, given the amount of space on offer, may be possible with the necessary consents, for example for open plan living or to accommodate an older relative.











CONTINUED:-

The five double bedrooms are all to the front of the house on the first floor and two have built-in storage. The master is a bright room with two large windows with seats beneath. The second bedroom has an en suite shower room so is ideal for guests or an older child. The family bathroom has both a bath and a shower.

The rear walled garden is a sheltered haven of peace with a lawn giving way to established borders, a vegetable patch and a chicken run. A couple of brick outhouses provide useful garden storage while the enclosed nature of the garden makes it safe for pets and children.

LOCATION:-

Trimdon is an excellent location for commuting to other parts of the region via the A1(M) or A19 and is only a short drive away from Sedgefield with its shops, supermarkets, pub restaurants and secondary school.

AGENTS NOTES:-

- * All main services.
- * Gas central heating via radiators
- * Council Tax Band - B
- * Tenure: Freehold (Flying)
- * EER - Except

VIEWING:-

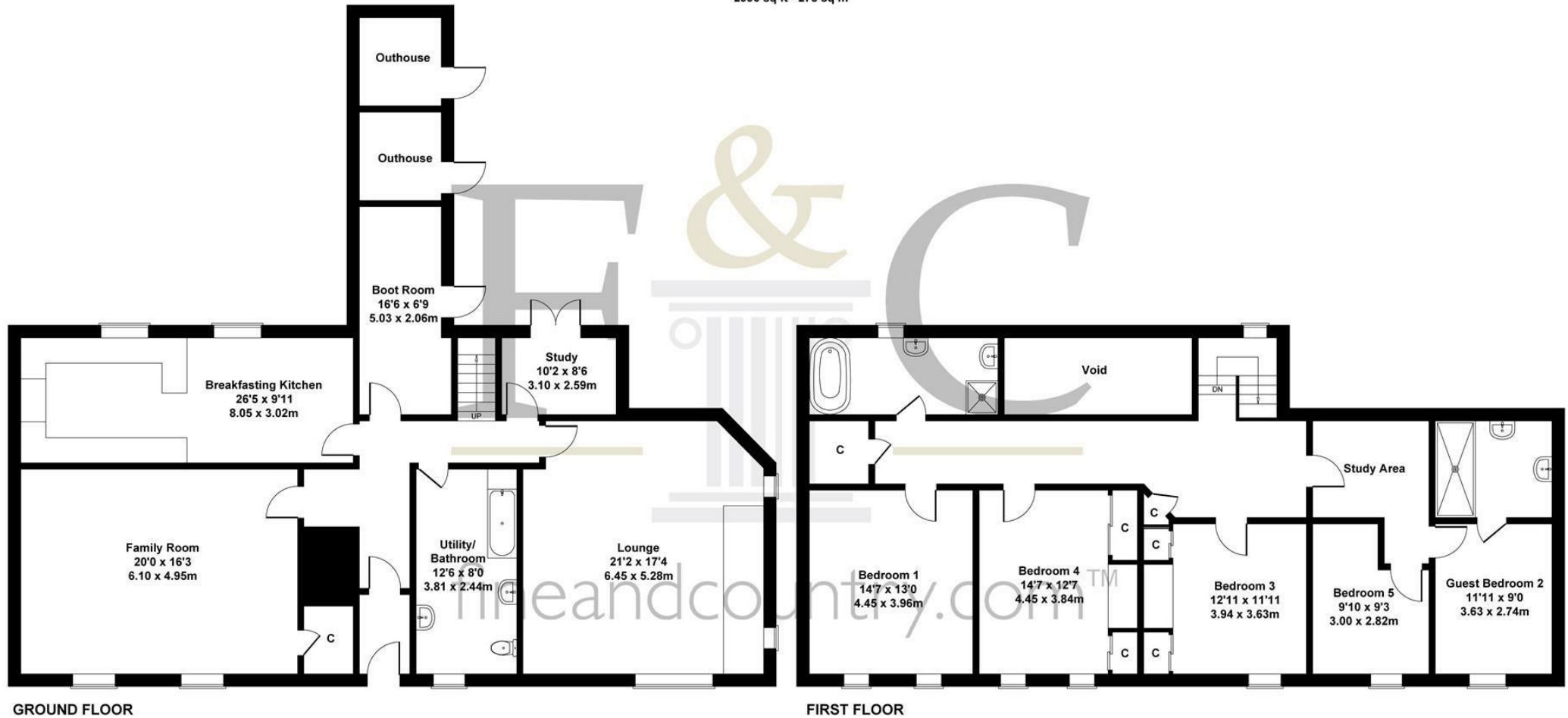
Via Fine & Country:

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Trimdon Hall Farm

Approximate Gross Internal Area
2990 sq ft - 278 sq m



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. 2019

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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