



Gore Hall Cottage Gore Lane

Thornley, Durham, DH6 3DL

£240,000



Nestled in the charming village of Thornley, Durham, this stunning detached cottage, dating back to the 1800s, offers a perfect blend of historical character and modern convenience. The property has been thoughtfully extended to the rear, providing ample living space while retaining its original charm.

Inside, you will find three well-proportioned bedrooms with one currently being utilised as a second lounge area, ideal for families or those seeking extra space. The cottage features a welcoming wrap around reception area, perfect for entertaining guests or enjoying quiet evenings at home. The bathroom has been tastefully updated, ensuring comfort and style.

The property boasts a detached garage and a generous driveway that either side of the home that accommodates up to four vehicles, a rare find in such a quaint setting. The low-maintenance gardens at both the front and rear of the home provide a lovely outdoor space without the burden of extensive upkeep, allowing you to enjoy the beauty of your surroundings.

Conveniently located close to Durham city centre, this cottage offers easy access to a variety of amenities, including shops, restaurants, and recreational facilities. Additionally, the nearby A19 provides excellent commuting



GROUND FLOOR

GARAGE
11'6" x 11'8"
5.9m x 3.6m

KITCHEN/DINING ROOM
22'9" x 12'10"
6.9m x 3.9m

LIVING ROOM
22'9" x 9'11"
6.9m x 3.0m

BATHROOM

BEDROOM
11'9" x 11'7"
3.6m x 3.5m

BEDROOM
13'6" x 11'3"
4.1m x 3.6m

HALLWAY

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, doors, windows, stairs and any other space are approximate and no responsibility is taken for any such inaccuracy on the part of the Seller. The floorplan is intended as a guide only and does not constitute a prospective purchase. The layout, fixtures and fittings shown here are not to be relied upon and are for illustrative purposes only. The Seller makes no representation or warranty in relation to the accuracy of the floorplan.

Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

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		

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