



## 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**  
10'0" x 12'0"  
3.0m x 3.6m

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

**LOUNGE**  
19'6" x 11'8"  
5.9m x 3.6m

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

**BATHROOM**  
11'9" x 11'7"  
3.6m x 3.5m

**BEDROOM**  
13'8" x 11'3"  
4.1m x 3.6m

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

**HALLWAY**

**move**

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, houses, flats and any other space are approximate and no responsibility is taken for any error, omission or misstatement. Figures are for nominal dimensions only and are not intended to be used for any legal or proprietary purposes. The layout, systems and appliances shown have not been tested and no guarantee can be given regarding its efficiency or use.

made with design tools

**Energy Efficiency Rating**

Rating Band	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		
<b>Current Score: 58</b>		<b>Potential Score: 84</b>

EU Directive 2002/91/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating Band	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>Current Score: 84</b>		<b>Potential Score: 58</b>

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