



Thorlands
Abbey Lane | Barnard Castle | County Durham | DL12 9TL

FINE & COUNTRY

Step inside

Thorlands

Thorlands is a beautifully presented three-bedroom detached home offering spacious and versatile living, ideal for modern family life.

Downstairs, the property features a bright and contemporary open-plan kitchen/dining area with patio doors leading out to a private garden, perfect for entertaining. A separate living room provides a cosy retreat, while a dedicated study offers the ideal space for home working.

Additional ground floor benefits include a utility room, downstairs WC and integral garage.

With a stylish family bathroom upstairs and three well-proportioned bedrooms, this charming home combines comfort, practicality, and style in a sought-after location.





Seller Insight

“ From the moment we stepped inside, this house felt like home. Situated in its own postcode, it has been a peaceful sanctuary - full of warmth, comfort, and perfectly suited to day-to-day living. Whether working from home or celebrating special occasions, the space has always adapted with ease.

The open-plan kitchen and dining area has truly been the heart of our home. With bifold doors opening onto the patio, it's a bright, welcoming space that's ideal for everything from laid-back weekend breakfasts to lively dinners with family and friends. The views across the valley are simply breathtaking, and the natural light makes it a joy to spend time in.

The garden is our private retreat, alive with birdsong and wildlife. We've enjoyed countless sunny days here - whether pottering in the garden, relaxing, or firing up the barbecue. One of the most magical moments has been watching the starling murmuration right above the house - a truly unforgettable sight.

The living room offers a quiet escape, especially in the evenings, with its dual-aspect windows flooding the room in soft evening light. Every bedroom feels light and restful, with beautiful views. We particularly appreciate how the thoughtful layout flows effortlessly, with plenty of storage and a relaxed, comfortable atmosphere that makes everyday life feel easy and enjoyable.

It's also a lovely area to live in - quiet and friendly, with a real sense of community, but close to shops, green spaces, and transport links. We've always felt settled and connected here.

As we prepare to move on, we do so with many fond memories. This has been a joyful, effortless place to call home, and we're certain it will be just as special for the next owners.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Step outside

Thorlands

Step Outside

The garden is a serene and private space. Featuring a paved patio and generous lawned area, the back of the property boasts stunning views across rolling fields to the majestic Bowes Museum, indeed there can surely be no better view of the iconic building than here at Thorlands.

There is also a summer-house, currently used as an artist's studio, as well as a shed and log-store.

The front garden is partially laid-to-lawn and also benefits from a large private driveway for several vehicles as well as access to the garage.

The historic market town of Barnard Castle is within walking distance, and the property is also within easy reach of an array of riverside walks.

Location

Occupying a private position near the historic ruins of Egglestone Abbey, this property enjoys a tranquil setting with the charm of the countryside, yet remains conveniently close to everyday essentials.

The vibrant market town of Barnard Castle is within walking distance, offering a range of independent shops, cafés, well-regarded schools, and other local amenities.

Excellent transport links include easy access to the A66, connecting to major road networks, while Darlington's East Coast Mainline station and Teesside Airport are both within comfortable reach, making this an ideal base for commuters and those seeking a well-connected rural lifestyle.

Directions

When approaching Barnard Castle from the A66, head straight-on at the traffic lights towards Egglestone Abbey. Follow the road for around a mile, and arrive at Thorlands on your right.

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Services, Utilities & Property Information

Utilities – Oil-fired central heating, Mains water, Mains electricity, Drainage to Klargester

Tenure – Freehold

Property Type – Detached

Construction Type – Standard construction

Council Tax – Durham – Band F

Parking – Private driveway for several vehicles and a garage

Mobile Phone Coverage – Check with your provider

Internet Connection – EE and GoFibre

Public and Private rights of way – N/A

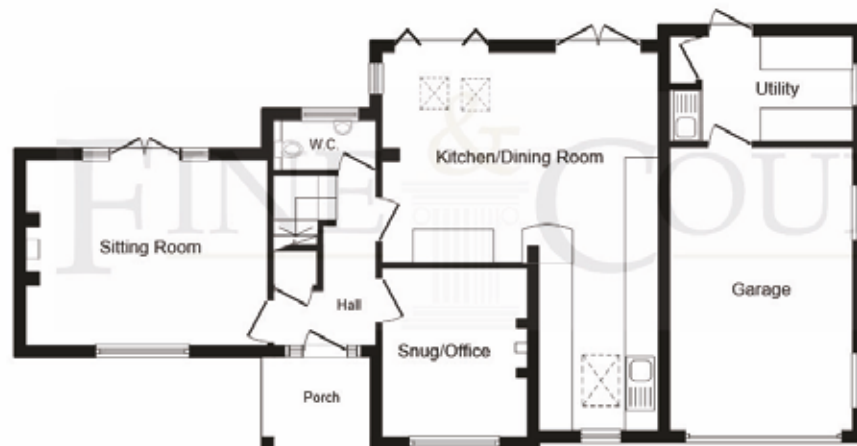
Viewing Arrangements

Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham

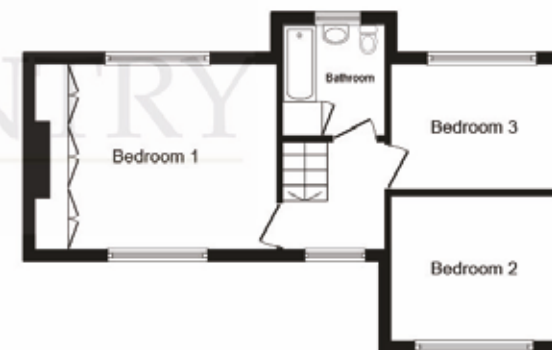




Outbuilding



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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