



**Rivendell Dunelm Stables, Thornley DURHAM DH6 3BN**

**welcome to**

## **Rivendell Dunelm Stables, Thornley DURHAM**

This truly unique property offers an incredible blend of space, style, and versatility, making it perfect for families, professionals, or those seeking multi-generational living. This rare and exceptional home must be seen to be fully appreciated. Early viewings are highly recommended!

### **Entrance Hall**

Feature staircase, UPVC door to front, radiator

### **Downstairs Wc**

Towel rail, wash hand basin, window to front, low level WC

### **Reception Room**

12' 7" x 11' 3" ( 3.84m x 3.43m )  
Window to front, radiator

### **Kitchen/Lounge**

39' 1" x 15' 5" ( 11.91m x 4.70m )  
Window to rear, sink with drainer, recess for dual oven, access to pantry, window to side, radiator, range of wall and base units, UPVC door to rear

### **Utility Room**

11' 7" x 9' 3" ( 3.53m x 2.82m )  
Radiator, sink, base unit

### **Office**

11' 7" x 7' 8" ( 3.53m x 2.34m )  
Window to rear, radiator

### **Bedroom 1**

18' 1" x 11' 3" ( 5.51m x 3.43m )  
UPVC door to balcony, radiator

### **En Suite**

Low level WC, towel rail, wash hand basin, window to rear, shower

### **Bedroom 2**

16' 2" x 10' 8" ( 4.93m x 3.25m )  
Window to front, radiator

### **En Suite**

Low level WC, window to side, wash hand basin,

walk-in shower

### **Bedroom 3**

15' 8" x 13' 7" ( 4.78m x 4.14m )  
Window to rear, radiator

### **En Suite**

Low level WC, wash hand basin, walk-in shower, towel rail

### **Bathroom**

Low level WC, window to front, bath, sink with vanity unit, store cupboard, towel rail

### **Above Garage:**

#### **Lounge/Diner**

20' 8" x 13' 6" ( 6.30m x 4.11m )  
**Bedroom 4**

16' 3" x 9' 1" ( 4.95m x 2.77m )  
Window to rear, radiator

### **Bathroom**

Low level WC, bathroom, sink, towel, velux windows

### **Rear Garden**

Patio area, laid to lawn, outbuilding used as pub

### **Outbuilding**

Used as pub, pool room, bar with seating area, has kitchen and WC







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## Rivendell Dunelm Stables, Thornley DURHAM

- FEATURE OUTBUILDING USED AS PUB
- SPACIOUS ROOMS
- ANNEX ABOVE GARAGE
- FOUR BEDROOMS WITH THREE EN SUITES
- LARGE FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

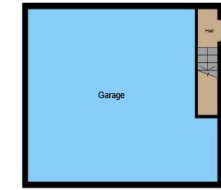
**£540,000**



**Ground Floor**



**First Floor**

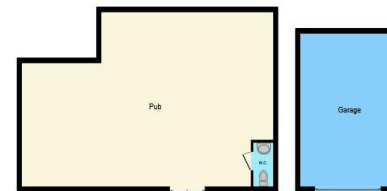


**Annex Ground Floor**

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**Annex First Floor**



**Outbuilding**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
STO113545 - 0009

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