



Front Street North, Trimdon, TS29 6PF
4 Bed - Barn Conversion
£299,950

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Oozing character & authenticity throughout, we are delighted to offer to the market this charming barn conversion with four bedrooms positioned beautifully on Front Street North, within the heart of Trimdon Village. Originally known as 'Stonecroft' this deceptively spacious residence is extremely unique & is the perfect purchase for the larger family. Having easy access to all of the immediate amenities offered in & around the area itself, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teeside & benefits from gas central heating & double glazing. In brief, this stunning property comprises: Welcoming 'L-shaped' hallway, spectacular sized lounge (measuring 19ft x 18ft approximately) with feature inglenook fireplace & window to front elevation, separate dining room with further access to a useful utility area & additional shower room, impressive 'country style' kitchen with a range of fitted wall & base units, two 'Belfast' style sinks & second utility area, four double bedrooms (the master bedroom boasting its own en-suite shower room) & a stunning family bathroom with modern four piece suite. Externally, this individually styled home enjoys an outstanding sized courtyard driveway with parking for several vehicles. We thoroughly recommend full internal inspection to fully appreciate the style, layout, size, character & quiriness of this beautiful home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE HALLWAY

LOUNGE
19'0 x 18'0 (5.79m x 5.49m)

SEPARATE DINING ROOM
16'2 x 12'4 (4.93m x 3.76m)

INNER LOBBY / UTILITY AREA

SHOWER ROOM

BREAKFASTING KITCHEN
14'5 x 14'3 (4.39m x 4.34m)

UTILITY ROOM

MASTER BEDROOM
22'2 x 15'1 (6.76m x 4.60m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
12'2 x 8'11 (3.71m x 2.72m)

BEDROOM THREE
12'2 x 11'4 (3.71m x 3.45m)

BEDROOM FOUR
12'2 x 8'11 (3.71m x 2.72m)

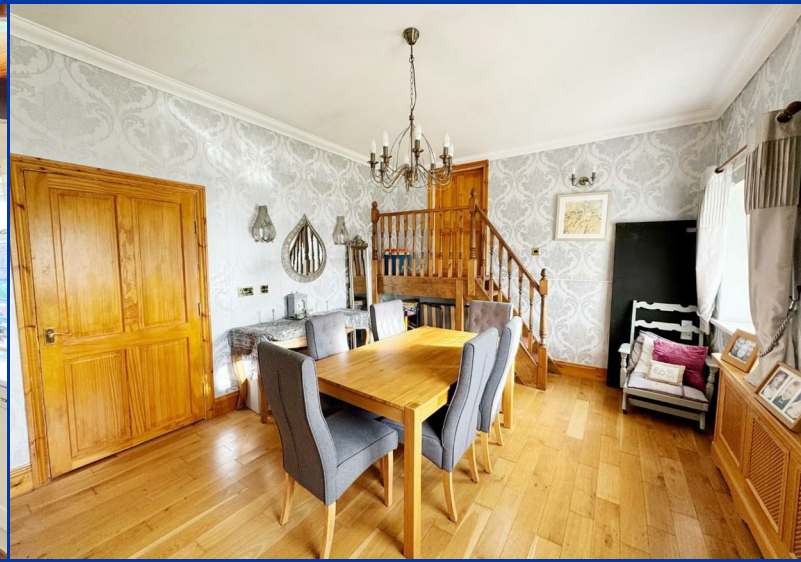
FAMILY BATHROOM

EXTERNALLY

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Ultra-fast 9000Mbps*
Mobile Signal/Coverage: Good to Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx.
£2373.86
p.a
Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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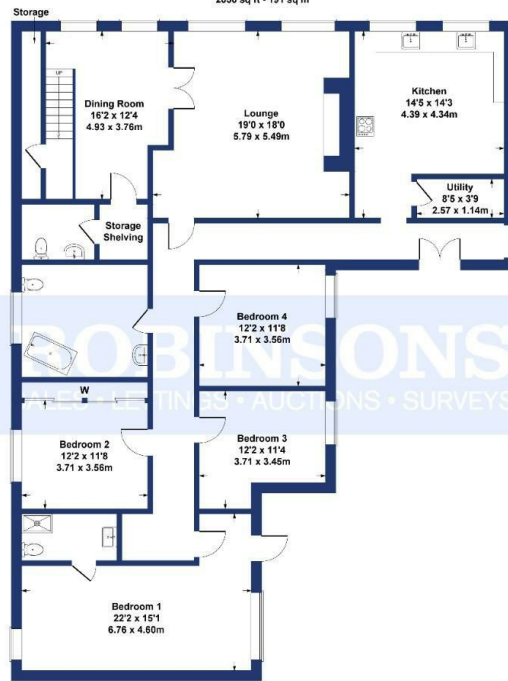
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Front Street North, Trimdon Village,

Approximate Gross Internal Area
2056 sq ft - 191 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 Potterplains Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
74		80	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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