

, Mordon, TS21 2EY  
 4 Bed - Cottage - Terraced  
 £355,000

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An absolute credit to its current owners, we are delighted to offer to the market this outstanding 'cottage' style property with four bedrooms & two bathrooms situated beautifully overlooking the village green, within the highly sought after, semi-rural location of Mordon. 'Wayside Cottage' is a charming family home which has undergone full renovation in 2020 to create an immaculate, contemporary style residence & is the perfect purchase for clients seeking that 'move-in ready' dwelling. This exquisite property retains the character of its original development with its exposed beams & stone fireplace, hosts a stunning re-fitted kitchen/diner/family room with integrated appliances & pantry & enjoys a well maintained, South-facing garden to the rear elevation. Flooded with natural light throughout, great thought has gone into the configuration of this immaculate home which benefits from a new roof, under floor heating, oil central heating & double glazing. In brief, this deceptively spacious property comprises: Entrance into a spectacular lounge (measuring 15ft approximately) with beautiful vaulted ceiling & stairs to the first floor, the 26ft (approximately) kitchen/diner/family room with central island unit & access to the rear garden. Bedrooms 2 & 3 are situated on the ground floor & in addition, have access to a stunning 'Jack & Jill' bathroom. The first floor landing boasts two further bedrooms & a lovely shower room. Externally, the property enjoys a private garden to rear, whilst a larger than standard single garage & private gated parking offers ample vehicle parking. We encourage thorough internal inspection in order to fully appreciate the style, quality & high specification of this unique property for sale.

FREEHOLD  
EPC Rating:  
Council Tax Band: B

#### **ENTRANCE INTO:**

#### **LOUNGE**

15'8 x 14'5 (4.78m x 4.39m)

#### **KITCHEN/DINING AREA/FAMILY ROOM**

26'3 x 13'1 (8.00m x 3.99m)

#### **BEDROOM TWO**

14'2 x 9'11 (4.32m x 3.02m)

#### **BEDROOM THREE**

9'11 x 9'6 (3.02m x 2.90m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'2 x 10'0 (4.01m x 3.05m)

#### **BEDROOM FOUR**

16'3 x 7'1 (4.95m x 2.16m)

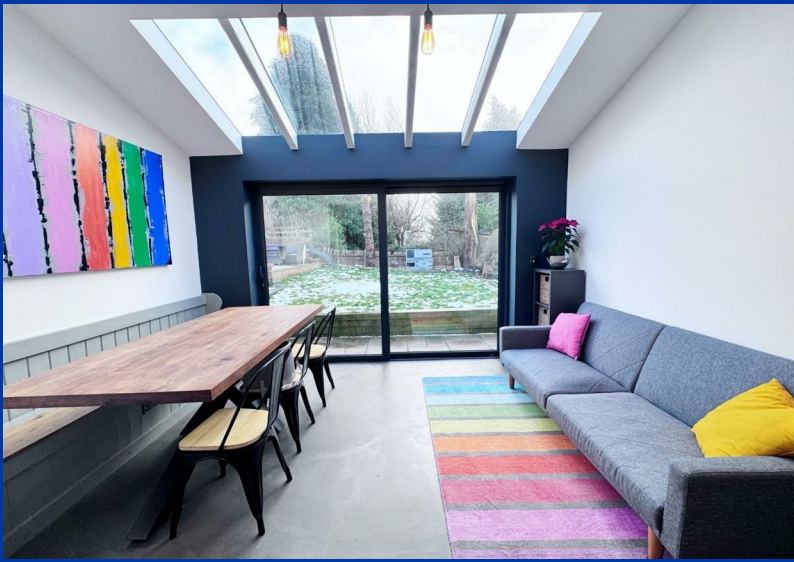
#### **SHOWER ROOM**

7'7 x 5'7 (2.31m x 1.70m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**







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Wayside Cottage, Mordon, TS21 2EY

Approximate Gross Internal Area  
1367 sq ft - 127 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 Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-121 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
105-121 g/m²/yr A			
81-104 g/m²/yr B			
65-80 g/m²/yr C			
50-64 g/m²/yr D			
35-49 g/m²/yr E			
21-34 g/m²/yr F			
1-20 g/m²/yr G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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3 High Street, Sedgfield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

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