



Kelloe Villas, Kelloe, DH6 4PN  
3 Bed - House - Semi-Detached  
O.I.R.O £240,000

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# Kelloe Villas

## Kelloe, DH6 4PN

Must be viewed - Stunning rural setting!

A distinctive three-bedroom semi-detached home, set on approximately 0.48 acres in the charming village of Kelloe, just 7 miles south of Durham City Centre and under 3 miles from the A1 motorway. Combining rural tranquillity with modern comforts, this property offers panoramic countryside views and exceptional outdoor space.

Meticulously updated by the current owners—including a new roof fitted in April 2024 and uPVC double glazing throughout—the home features a spacious paddock, extensive parking for numerous vehicles, and both front and rear gardens with a variety of outbuildings, all benefiting from electricity.

The ground floor comprises a welcoming hallway, a cosy living room with a log burner in a rustic brick surround, and a spacious kitchen with ample units, contrasting worktops, and a charming multi-fuel burner that heats both the home and water. Additional features include a handy under-stairs pantry and a large utility room with further storage and garden access.

Upstairs, there are three well-proportioned bedrooms—one with built-in storage—and a modern family bathroom complete with bath, toilet, shower and vanity basin with drawers.

The generous front garden includes a summer house, powered shed, lawn, paved seating area, and a variety of plants and shrubs. The rear garden features a paved yard, artificial lawn, two storage units for coal and logs, and a large outbuilding offering versatile space. The secure paddock is surrounded by mature hedging and fencing, with floodlighting and power points—ideal for recreational or smallholding use.

This is a rare opportunity to enjoy the charm of countryside living with convenient access to local amenities and transport links.

Note - This property has right of way over the neighbouring property through the front garden and the rear garden. There is also private access via double gates at the rear of the property. Mains electric and water and solid fuel heating.























## GROUND FLOOR

### Hallway

### Lounge

14'10 x 16'5 (4.52m x 5.00m)

### Kitchen & Dining Room

14'5 x 16'2 (4.39m x 4.93m)

### Utility Room

21'8 x 6'11 (6.60m x 2.11m)

## FIRST FLOOR

### Bedroom

14'3 x 12'3 (4.34m x 3.73m)

### Bedroom

14'3 x 7'10 (4.34m x 2.39m)

### Bedroom

14'3 x 7'6 (4.34m x 2.29m)

### Bathroom/WC

9'2 x 6'11 (2.79m x 2.11m)

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid Fuel

Broadband: Basic 5Mbps, Superfast 46Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band X - Approx. £1701p.a

Energy Rating: D



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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Approximate Gross Internal Area  
1356 sq ft - 126 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		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these

















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