

# 11 Ford Road

LANCHESTER | DURHAM



**FINEST**  
PROPERTIES



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# A charming stone-built house with period features in the popular village of Lanchester

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Lanchester Village Centre 0.6 miles | Consett 7.9 miles | Durham City Centre 8.5 miles  
Newcastle City Centre 14.5 miles | Newcastle International Airport 20.1 miles







## Accommodation in Brief

Entrance Hallway | Sitting Room | Kitchen | Dining Room

Bathroom | Three Bedrooms | Storage Cupboards

Enclosed Rear Garden | Raised Decked Area | On-Street Parking









## The Property

11 Ford Road is a charming stone-built house, blending modern styling with period features. Located in the popular village of Lanchester, this property offers bright interiors and a west-facing garden, making it an ideal home for relaxation and entertaining. The windows have recently been replaced with UPVC sash windows, providing modern efficiency while maintaining the home's traditional look.

The entrance hallway leads to the main ground floor rooms. The sitting room, located at the front of the house, is modern and bright, featuring a large bay window and an original fireplace, creating an inviting atmosphere. Throughout the house, you will find original tall skirting and wainscoting panelling, along with cast iron radiators and original hardwood floors, adding to the period charm.

At the rear of the property, the kitchen and dining room provide a practical and stylish space for family life. The kitchen is fitted with a range of units, a range cooker, and a stainless steel sink. The dining area features an original fireplace, adding character to the room.

Stairs lead up to the first-floor landing, where you will find a convenient cupboard for storage and a spacious bathroom equipped with a bath and shower. Further stairs lead to three well-proportioned bedrooms, two of which have original fireplaces that enhance their charm and character. A cupboard on this floor offers additional storage space.







## Externally

From the kitchen, you can access the enclosed rear garden which offers a raised decked area ideal for outdoor dining and entertaining. The garden's west-facing aspect ensures it enjoys plenty of sunlight in the afternoon and evening. The property also has on-street parking.







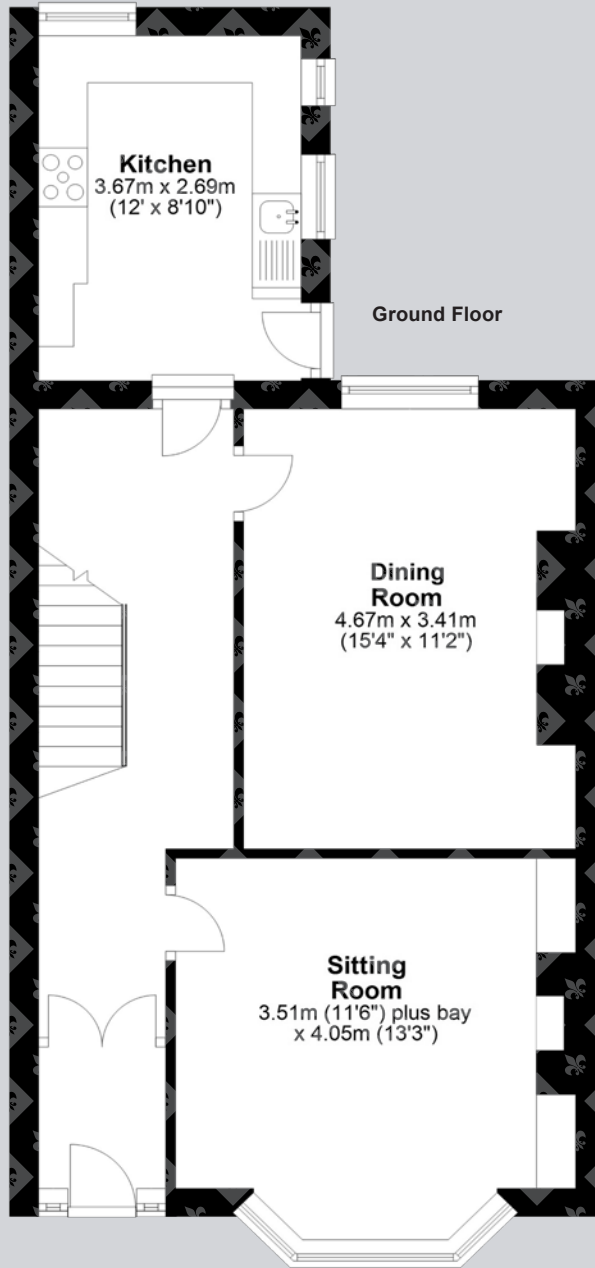
## Local Information

Lanchester is a popular and thriving commuter village set amidst beautiful countryside of mainly pasture and woodland and a short distance from the North Pennines Area of Outstanding Natural Beauty. The Smallhope Burn, a tributary of the River Browney, runs through the Lanchester Valley. The local economy was mainly based on agriculture and the grandeur of its Church indicates that this has been an important religious centre since the Norman times. The old railway line, now known as the Lanchester Valley Walk, runs between Consett and Durham where it links at each end with a further network of other disused railways and tracks for walking and cycling. At the Consett end the footpath links to the C2C cycle route, an award-winning national cycle route stretching from Whitehaven and Workington in the north west of England to Sunderland and Tynemouth in the north east.

The traditional village offers a wide range of everyday amenities including a range of shops, small supermarket, farm shop, bank, pharmacy, post office, a selection of eateries and pubs, an active community centre and churches. The village green is frequently used for community events. Nearby Consett offers additional shopping and recreational services while the historic cathedral city of Durham, which is very accessible, provides comprehensive professional, cultural, educational and recreational facilities. For schooling Lanchester offers primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

For the commuter, Lanchester is ideally placed for access to the major centres of the north east. The A68 provides access both north and south linking to both the motorway network and to the A69 for quick connection to Newcastle in the east and Carlisle in the west. The A691 offers quick access to Durham and Consett. The Gateshead Metro Centre, Newcastle International Airport, Newcastle and Durham Rail Stations are all extremely accessible, providing excellent transport links.

# Floor Plans



Total area: approx. 113.2 sq. metres (1218.6 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water & gas. Gas fired boiler.

**Postcode**

DH7 0SE

**Council Tax**

Band C

**EPC**

Rating D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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