

Nevilla, Mainsforth, DL17 9AA
3 Bed - House - Semi-Detached
£379,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nevilla
Mainsforth, DL17 9AA







An absolute credit to its current owners, we are delighted to offer to the market this exceptional extended semi-detached family home, with three bedrooms & four reception rooms beautifully positioned within the charming semi-rural setting of Mainsforth Village. Originally built in 1908, this stunning residence has been sympathetically enhanced over the years, effortlessly combining period character with stylish modern living to create a truly impressive family home. Ideally situated for easy access to the excellent amenities of Sedgefield & Spennymoor, the property also offers superb transport links to Durham City, Darlington and Teesside. Boasting breathtaking panoramic countryside views, the accommodation briefly comprises: Entrance porch leading to a welcoming hallway with stairs to the first floor, spacious lounge enjoying picturesque views across neighbouring fields, separate family room, elegant dining room featuring a beautiful log-burning stove, versatile study/home office & a luxurious fitted kitchen (measuring 20ft approximately) complete with integrated appliances & a range of quality wall and base units. A useful utility room & cloakroom/WC complete the ground floor. The beautiful first floor landing boasts three generously proportioned bedrooms & a beautifully appointed family bathroom fitted with a contemporary three-piece suite. Externally, the property continues to impress with substantial enclosed rear gardens, predominantly laid to lawn, ideal for outdoor entertaining. An extensive block-paved driveway provides ample off-road parking & leads to a detached double garage. A truly outstanding home offering generous living space, timeless character & an enviable village setting. Early viewing is highly recommended to fully appreciate the quality, space, standard & lifestyle on offer.

FREEHOLD
EPC Rating: C
Council Tax Band: D

























ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE
15'8 x 13'1 (4.78m x 3.99m)

FAMILY ROOM
14'1 x 13'9 (4.29m x 4.19m)

STUDY
7'5 x 7'4 (2.26m x 2.24m)

DINING ROOM
15'5 x 14'2 (4.70m x 4.32m)

KITCHEN
20'3 x 7'4 (6.17m x 2.24m)

SEPARATE UTILITY ROOM

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'8 x 13'1 (4.17m x 3.99m)

BEDROOM TWO
14'7 x 9'3 (4.45m x 2.82m)

BEDROOM THREE
11'7 x 7'8 (3.53m x 2.34m)

FAMILY BATHROOM

EXTERNALLY

DOUBLE GARAGE

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



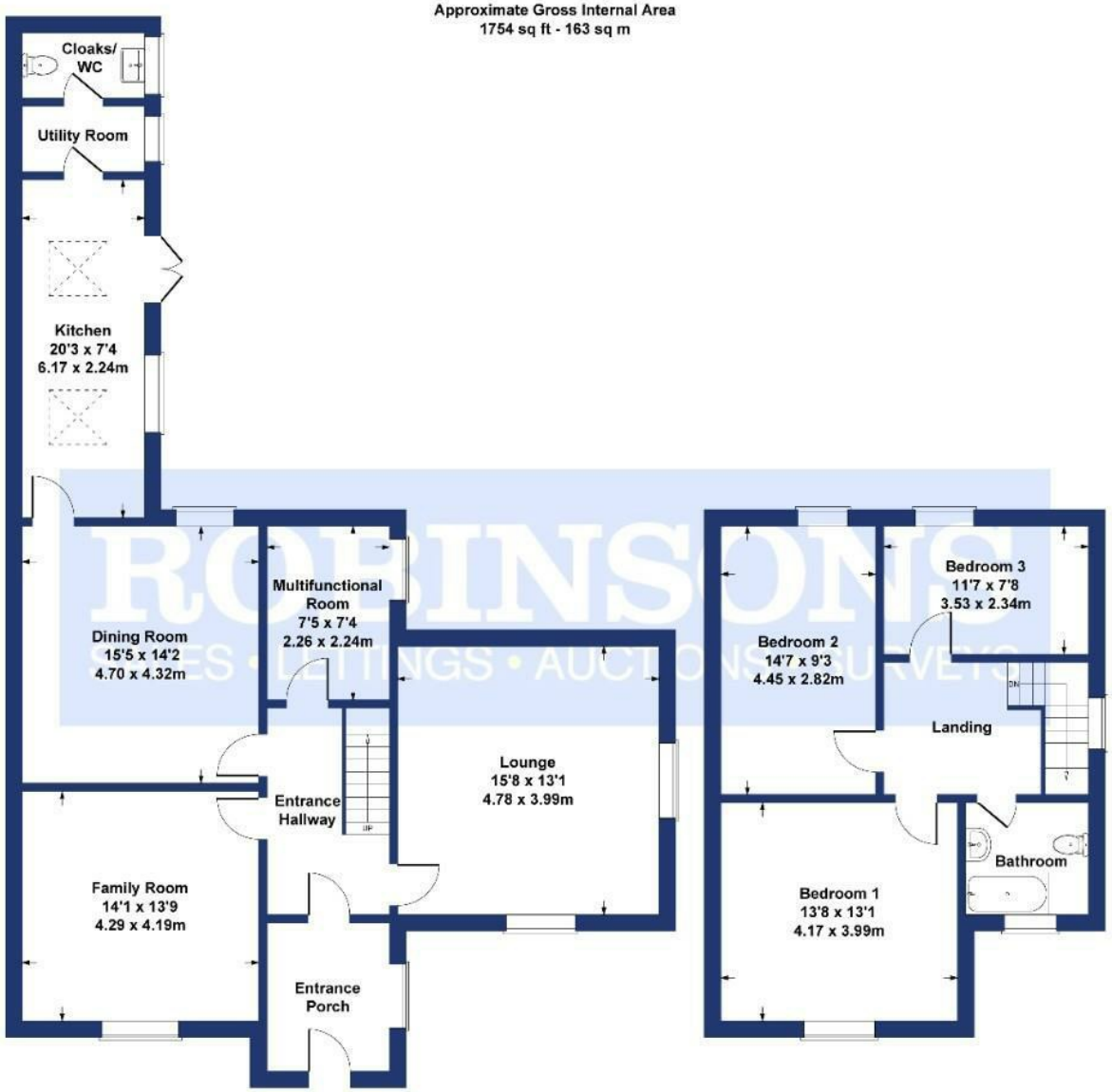






Nevilla, Mainsforth, DL17 9AA

Approximate Gross Internal Area
1754 sq ft - 163 sq m

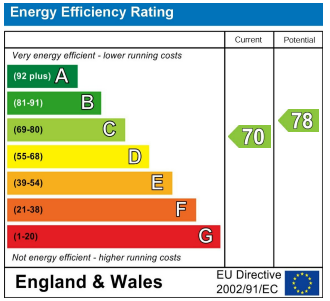


ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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. 2026



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 services.



3 High Street, Sedgefield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons