



East Lodge, Institute Terrace, DL15 9TB
5 Bed - House - Semi-Detached
£395,000

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East Lodge

Institute Terrace, DL15 9TB

Robinsons are privileged to present this distinguished five-bedroom, semi-detached stone-built residence, an elegant period home of remarkable character, just shy of 3000 square feet and set within generous grounds (approximately 0.9 acres in total) in the village of Billy Row, near Crook.

Believed to date back to circa 1820, with documented records from 1845, this historic home offers an exceptional blend of heritage, scale and timeless architectural detail. A wealth of features have been thoughtfully retained and include sash windows, deep coving to lofty ceilings and multiple open fireplaces, all of which combine to create a home of warmth, presence and enduring charm.

The accommodation is both substantial and versatile, extending across expansive and beautifully proportioned interiors designed for refined family living and entertaining. A welcoming entrance hallway leads to an impressive central reception space with an open staircase rising to the first floor. Three reception rooms offer flexibility for formal dining, relaxed sitting areas or additional family space, each enhanced by period detailing and natural light.

A particularly inviting snug features an open fire set within a cast-iron range, providing a cosy retreat. Two generously appointed kitchens, fitted with an extensive range of storage units and space for appliances, offer practicality alongside potential for future enhancement. A ground floor WC completes the layout at this level.

The first-floor landing serves as an additional seating or reading area and leads to five well-proportioned bedrooms, all offering flexibility for modern lifestyles, including home working if required. Two family bathrooms, both featuring baths and separate shower enclosures (one recently updated), are complemented by a separate WC.













Outside

Occupying a generous plot approximately 0.9 acre in total, the property is enveloped by enclosed gardens that enjoy a high degree of privacy and picturesque countryside views. The front garden is predominantly laid to lawn, framed by mature shrubs and planting, creating a beautiful first impression. To the rear, a gravelled courtyard area provides ease of maintenance alongside useful outbuildings, a driveway and a detached garage.

Beyond the formal garden boundary lies an additional woodland area included within the property's title, further enhancing the sense of seclusion and offering a rare opportunity to enjoy private natural surroundings and is approximately 0.5 acres.

Location

The property is situated in the popular village of Billy Row, close to the market town of Crook. Surrounded by open countryside, the village enjoys scenic views and excellent walking routes, offering an ideal setting for families and those who appreciate outdoor living.

Billy Row benefits from a well-regarded village public house and restaurant, a post office with everyday essentials, a primary school, and convenient access to a regular bus service.

A wider range of amenities, independent shops, supermarkets, and healthcare facilities are available in nearby Crook and in Bishop Auckland, which also offers a retail park.

The historic city of Durham is just a short drive away and provides extensive shopping, dining, and cultural attractions, along with excellent transport links via its mainline train station. Newcastle International Airport is approximately one hour by car, while Teesside International Airport can be reached in around 45 minutes.

Viewings

A home of notable provenance, scale and setting, this is a rare opportunity to acquire a substantial period residence offering both immediate comfort and exciting long-term potential. An internal viewing is recommended to fully appreciate this home, please contact Robinsons to arrange yours – viewings are strictly by appointment only.

Agent Notes

Council Tax: Durham County Council, Band C £2268.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – Granted

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Yes

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

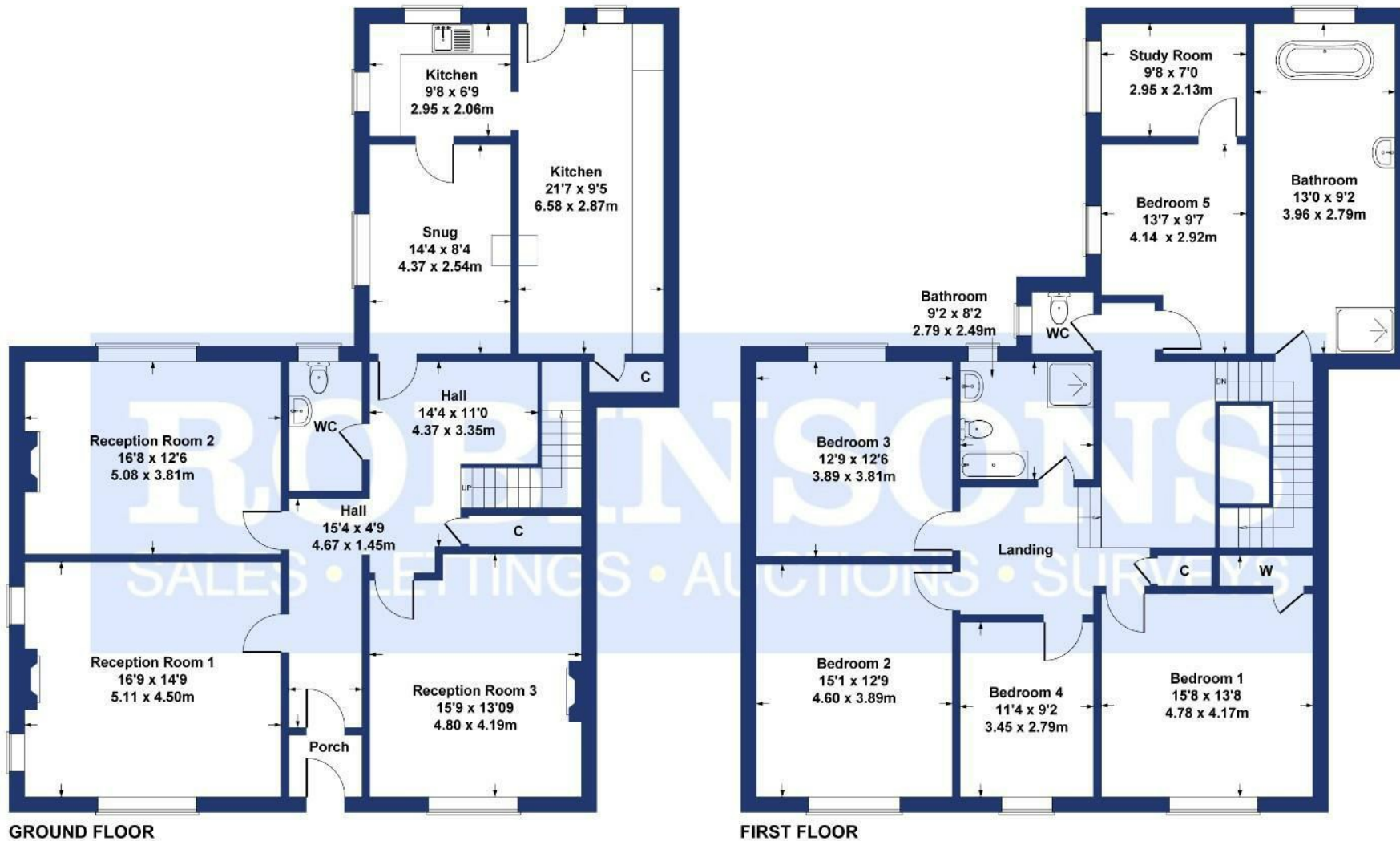
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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



East Lodge, Institute Terrace Billy Row

Approximate Gross Internal Area
2908 sq ft - 270 sq m



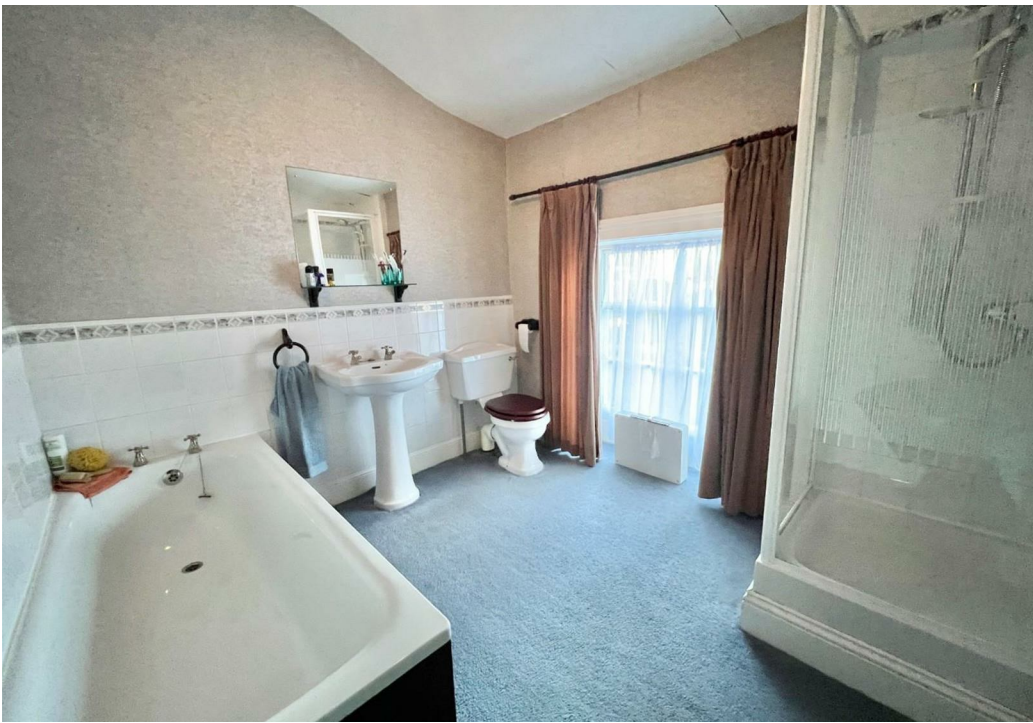
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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









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