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Churchill Terrace, Sherburn Hill, DH6 1PF
2 Bed - House - Terraced
O.I.R.O £125,000

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SALES • LETTINGS • AUCTIONS • SURVEYS

Churchill Terrace

Sherburn Hill, DH6 1PF

Offered with No Chain is this superb cottage-style home set in a desirable semi-rural location, enjoying picturesque countryside views to both the front and rear. Thoughtfully upgraded with energy-efficient solar panels and air source heating, this property offers a cost-effective and eco-conscious lifestyle.

Ideally suited to first-time buyers, professionals, or investors seeking a buy-to-let or holiday let opportunity, the home combines charm with modern convenience. Situated on the outskirts of Durham City, it benefits from easy access to local amenities and excellent transport links.

The well-presented accommodation begins with an inviting entrance hallway, leading into a comfortable lounge featuring a charming multi-fuel burner. A modern fitted kitchen flows through to a dining area, creating a perfect space for both everyday living and entertaining.

To the rear, a lobby provides access to a contemporary bathroom/WC and an enclosed courtyard garden, offering a private outdoor retreat.

The first floor hosts two generous double bedrooms, both enjoying delightful countryside views.

Externally, the property occupies a prominent position, with scenic surroundings enhancing its appeal. The enclosed rear courtyard also provides access to a highly useful cellar and separate store, offering excellent potential for utility space or further development. Also to the rear is communal parking.







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LOCATION

Sherburn Hill, located just a short distance from the historic Durham, is an attractive village that perfectly balances a semi-rural lifestyle with excellent everyday convenience. Surrounded by open countryside and elevated in parts, the village enjoys pleasant far-reaching views across fields and green spaces, creating a peaceful setting that appeals to buyers looking to escape busier urban areas without feeling isolated.

The area is particularly popular with those who enjoy the outdoors, with a variety of walking and cycling routes easily accessible from the village itself. Nearby countryside, including routes around the River Wear and surrounding woodland, offers scenic trails ideal for everything from relaxed walks to more active pursuits, making it a great choice for families and nature lovers alike.

Despite its tranquil feel, Sherburn Hill benefits from excellent connectivity. The village is well positioned for access to major road links including the A690, A19 and A1(M), allowing straightforward travel to Durham, Sunderland and Newcastle upon Tyne, making it a practical location for commuters across the North East.

Locally, the village offers a welcoming community atmosphere with a range of everyday amenities including a primary school, convenience shopping, and a traditional pub. Additional facilities can be found in nearby Sherburn Village, while Durham provides a wider selection of retail, dining and leisure options. Overall, Sherburn Hill presents an appealing opportunity for buyers seeking countryside surroundings, accessible transport links, and a strong sense of community.

Agents Notes

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

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - No gas to the property

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Air Source Heating

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 – No

Rights & Easements – None known

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 – None known

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

Accessibility/Adaptations – None known

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 commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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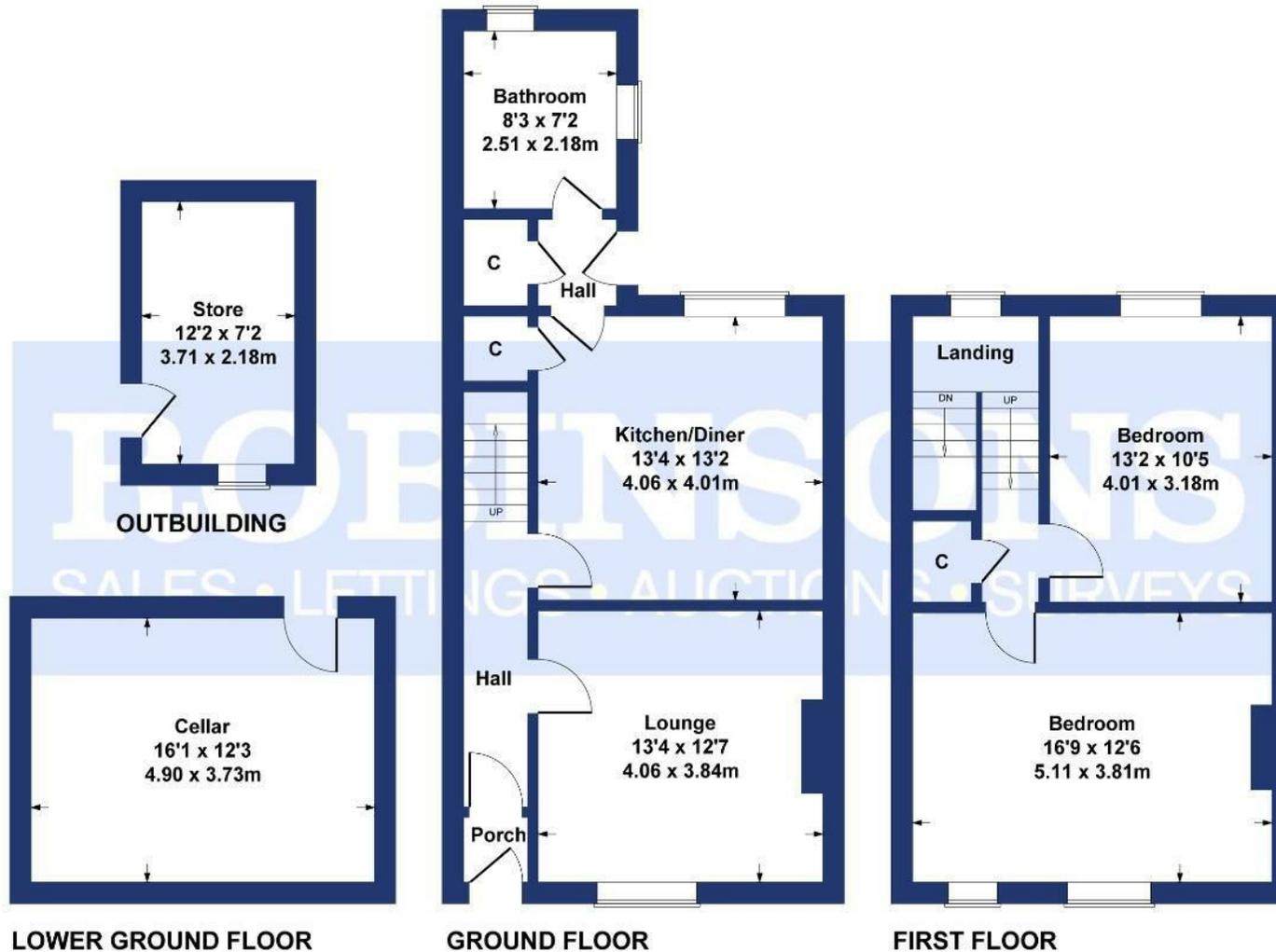
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Approximate Gross Internal Area
1263 sq ft - 117 sq m



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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.



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