



Nable Hill Cottage
Mainsforth | Ferryhill | County Durham | DL17 9AA

STEP INSIDE

Nable Hill Cottage is an impressive four-bedroom, three-bathroom detached dormer bungalow offering an exceptionally spacious and versatile home, complemented by two reception rooms located on a plot expanding to 13.95 acres.

The current owners have comprehensively renovated and extended the property, creating a home that combines the character and proportions of a traditional dwelling with the benefits of modern family living. The extensions have significantly enhanced

The accommodation, including a generous open plan dining room space to the side and a substantial rear extension incorporating the lounge, utility/boot room and principal bedroom suite to the first floor.

The reception accommodation provides excellent flexibility for both everyday living and entertaining. The lounge is particularly well suited to relaxed family time, with bi-folding doors creating a strong connection with the garden and bringing natural light into the room. The dining space also benefits from bi-folding doors, making it an inviting space for entertaining and allowing the accommodation to flow from the kitchen naturally towards the outside.

The kitchen is centred around a log-burning range, providing a warm focal point and making the room a particularly cosy space during the colder months. A useful utility/boot room provides practical additional space and direct access to the rear.

The principal bedroom is positioned upon the first-floor and benefits from its own en-suite, while three further bedrooms on the ground floor provide flexibility for family, guests or home working. With three bathrooms in total, the accommodation is particularly well suited to modern family life.

Throughout the renovation, the owners have invested considerably in the property, including new flooring, hardwood double-glazed windows, a new wiring installation, heating system and bathrooms. The result is a substantial and adaptable home with generous proportions and plenty of scope for an incoming owner to make their own mark.







SELLER INSIGHT

“ Having purchased Nable Hill Cottage in November 2008, we immediately recognised its potential, although the property required significant renovation and extension before it became the home we know and love today. The works were completed in September 2010 and included extensive refurbishment throughout, together with substantial extensions to the side and rear and the addition of a detached garage.

For us, one of the greatest attractions has always been the tremendous amount of space. Having always been dog owners, the gardens and surrounding woodland have provided plenty of freedom for them to run and explore, while the quiet setting has given us a wonderful sense of peace and privacy.

The woodland is perhaps the outstanding feature of the property. It offers enormous recreational value and has also provided an endless supply of logs. One of our favourite things to do in winter is to sit in front of the wood burner when it is freezing outside, knowing that the fuel has been produced ourselves. We will also particularly miss the garden, where we have enjoyed growing and harvesting our own vegetables, and planting snowdrops throughout the wood and watching them appear each year.

Despite its peaceful surroundings, Nable Hill Cottage is remarkably well connected. We have enjoyed being within easy reach of Durham and Stockton for work, while the nearby villages and towns provide everything we need day-to-day. There is also a lovely community feel in Mainsforth, where neighbours know one another and are friendly and helpful.

We will be sad to leave the peace and quiet, the garden, the wonderful sense of space and, of course, the freedom the grounds have given our dogs. We are now ready to downsize and move closer to family, but Nable Hill Cottage has been a much-loved home for many years.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



STEP OUTSIDE

Nable Hill Cottage occupies a private position at Mainsforth, approached via a shared private road before a private driveway leads directly to the house. The property enjoys a generous plot with a combination of established gardens, mature planting and woodland, creating an attractive and well-established setting.

The immediate gardens provide a variety of areas to enjoy, with lawns, planted borders and mature trees providing a backdrop to the house. The grounds extend beyond the principal garden to incorporate an area of woodland, adding both character and a strong sense of privacy to the property.

A substantial detached garage provides excellent space for vehicles, storage and hobbies. There are also storage containers within the grounds, which have the benefit of their own power supply, providing useful additional practical space.

The combination of the detached garage, private driveway and extensive grounds gives the property a particularly versatile external footprint, with considerable space for outdoor equipment, vehicles and recreational use.

The property is situated within the Mainsforth, a rural village where residents benefit from a nearby recreation ground incorporating cricket and football facilities, a children's play area and fishing. Despite its peaceful position, the property is conveniently located for access to the surrounding towns including, Sedgefield, Durham and Darlington.

Location

Mainsforth is a peaceful rural hamlet situated between Durham and Darlington and close to Sedgefield, offering a tranquil countryside setting while remaining conveniently positioned for access to the surrounding towns and cities. Having excellent road connections via the A1(M), making the location well suited to those seeking a quieter lifestyle without being too far from everyday amenities and major centres.

Directions

what3words ///reason.factored.soldiers

Services, Utilities & Property Information

Utilities – Mains Electricity, Gas, Water and Drainage, Solar panels were installed in 2010

Tenure – Freehold

Property Type – Dormer Bungalow

Construction Type – Standard

Council Tax – B and D

Parking – Garage and Driveway

Mobile Phone Coverage – Check with your provider

Internet Connection – BT Fibre to property

Public and Private rights of way – Access via private road and driveway leading to the property.

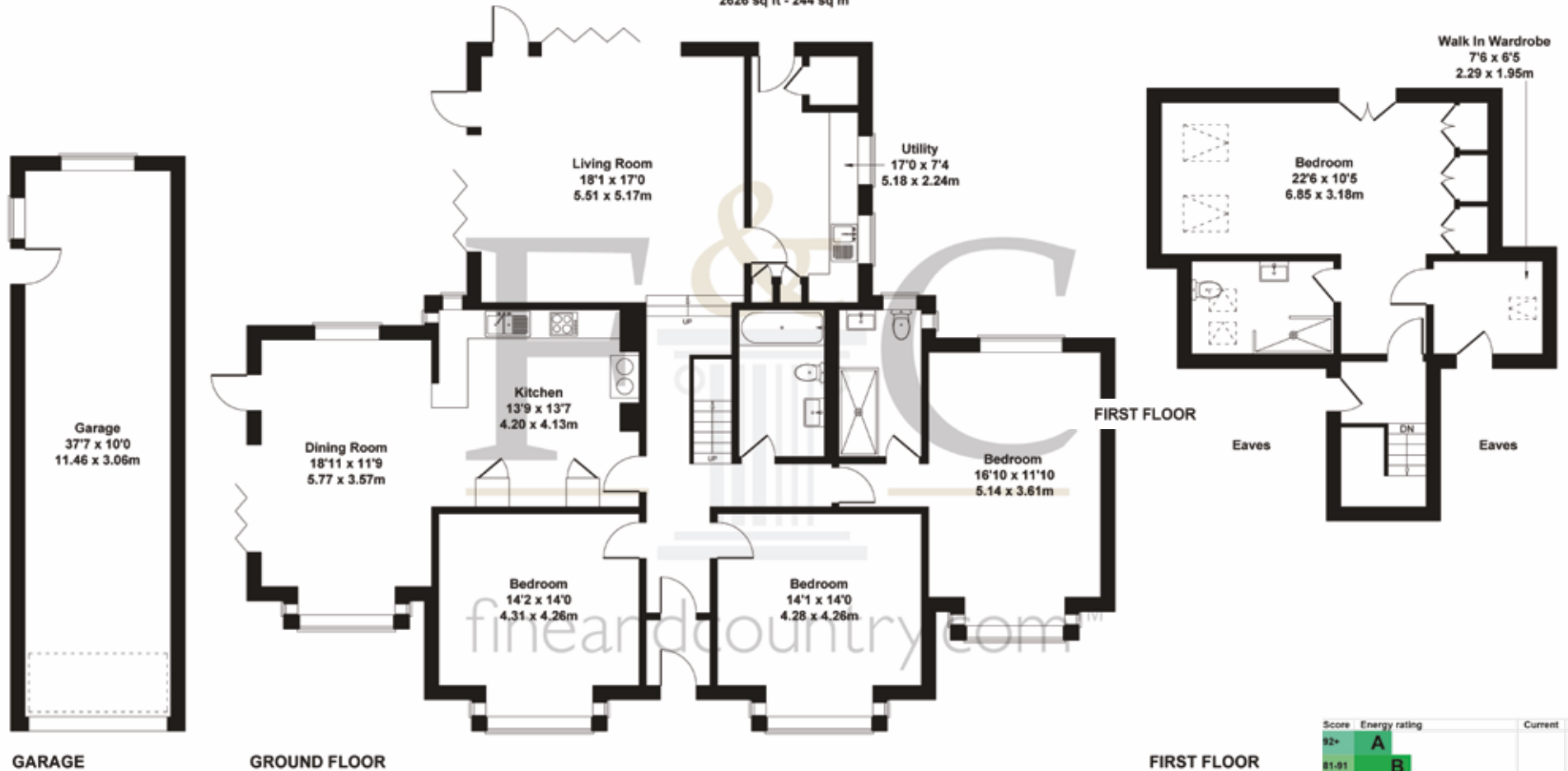
Other information – There are restrictive covenants over the property, please enquire for further details.

Viewing Arrangements – Strictly via the vendors sole agent at Fine & Country Durham and North Yorkshire on 0330 166 4646.



Nable Hill Cottage, Mainsforth

Approximate Gross Internal Area
2626 sq ft - 244 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

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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