



Thornley House, Tow Law, DL13 4NU
5 Bed - House - Detached
£675,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Thornley House

Tow Law, DL13 4NU

Robinsons are excited to offer to the sales market this unique five bedroom detached house, located in the desirable Thornley village. Approached via a pleasant, private driveway, Thornley House occupies an elevated position enjoying panoramic views overlooking the adjoining countryside. The property was originally constructed in 1968, and was thoughtfully designed as the living accommodation is situated on the first floor which enjoys superb far-reaching views of Weardale, whilst the bedroom accommodation is situated to the ground floor. Thornley House benefits from generous and flexible accommodation, therefore would be ideally suited to a variety of purchasers.

The property is in a superb condition throughout and has been greatly improved by the current owners, this house would make a fantastic family residence, sitting on a generous size plot surrounded by enclosed gardens, open views, ample off road parking and versatile living accommodation for modern day family living.

The internal accommodation comprises; ground floor entrance which gives access to the welcoming hallway with a floor to ceiling double glazed window looking directly onto the impressive rear aspect views. Lounge with access to balcony which enjoys the best of the views and would be an ideal space for a number of purposes. Two further reception rooms which are currently being used a second lounge and dining room. Extensively fitted kitchen which is bespoke made by local woodcraft company Staples, which a wide range of wall, base and drawer units and space for dining table.

A double bedroom with modern en-suite shower room and seperate WC conclude the ground floor.

The lower ground floor has four well proportioned bedrooms, the main having a en-suite shower room and impressive views. Family bathroom with a re-fitted modern suite.













OUTSIDE

The property is enclosed and is accessed via a gated driveway which allows off road parking for multiple vehicles and leads to a double garage. The gardens have been well cared for with mature boarders, giving a good degree of privacy. There is a selection of seating areas which all enjoy the far-reaching views.

LOCATION

The property is situated amidst open countryside on the fringes of the village of Tow Law and Thornley village. Tow Law has a range of everyday facilities including butchers, Post Office, doctors and dental surgeries together with pharmacy, primary school and small supermarket. The nearby village of Wolsingham and Crook offers schooling from primary through to secondary and sixth form education. The towns of Consett, Lanchester, Durham, Hexham, Crook and Bishop Auckland have a more comprehensive range of facilities including professional services, hospital health care and larger supermarkets. The property is situated just off the A68 which provides excellent commuter links north to south and Durham and the A1 (M) can be reached in under half an hour. The area is complemented by mainline railway stations at Durham, Darlington and Newcastle offering further communications with the rest of the country. There are international airports at Newcastle and Durham Tees Valley.

AGENT NOTES

Council Tax: Durham County Council, Band F £3685.00

Tenure: Freehold

Property Construction – Standard,

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

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Septic Tank

Heating – Oil

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 – being applied for NA

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 – check with seller

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.

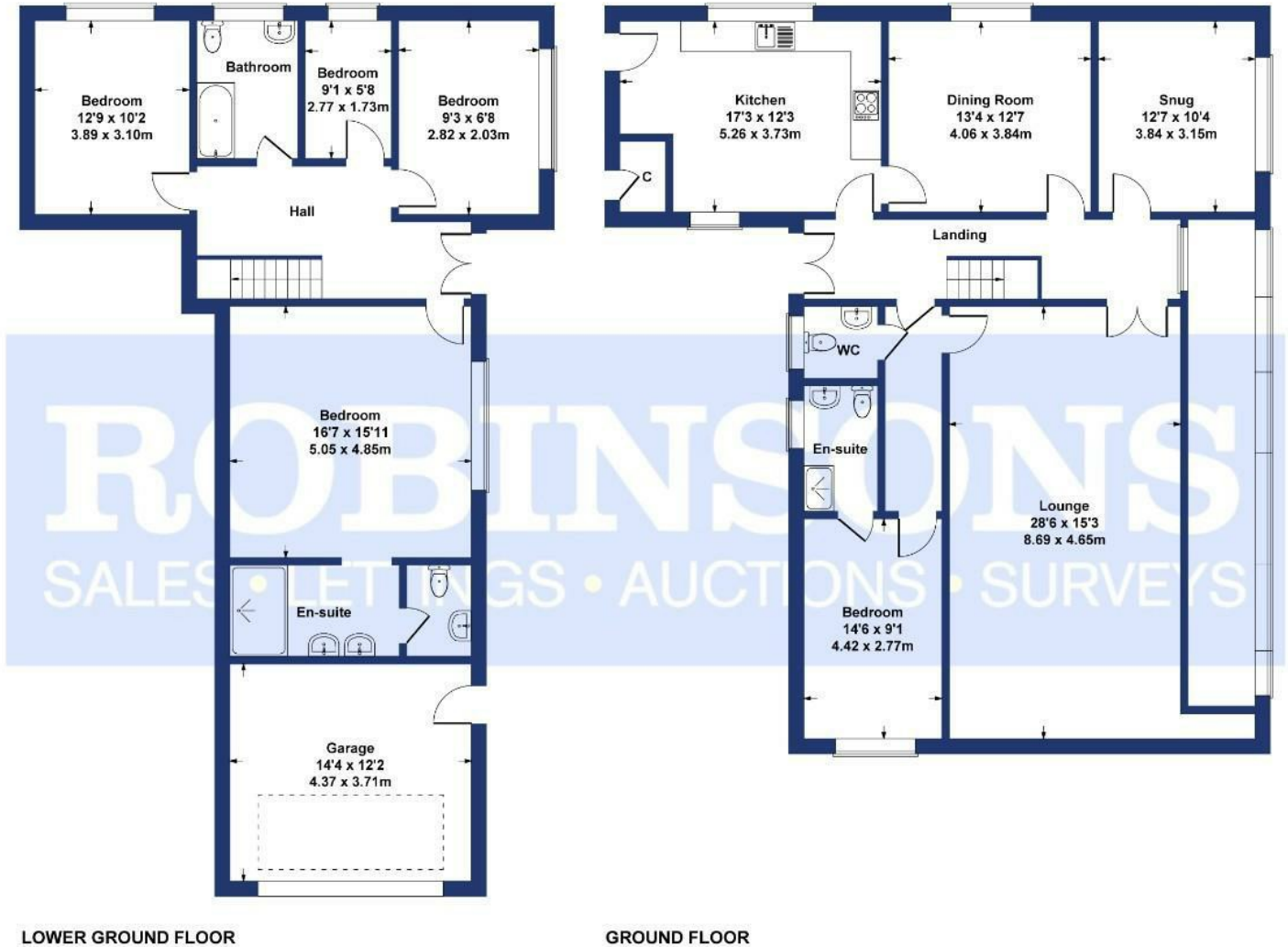
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 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.



Thornley House, Thornley
Approximate Gross Internal Area
2697 sq ft - 251 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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. 2025

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









Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

