



Ford Road, Lanchester, DH7 0SE
3 Bed - House - End Terrace
£250,000

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Situated within the highly sought-after village of Lanchester, on the outskirts of Durham, this charming cottage-style residence offers an exceptional blend of character, comfort, and modern living, perfectly suited to first-time buyers, professionals, and families alike.

The property is beautifully presented throughout, with a thoughtfully designed layout that effortlessly balances style and practicality. Upon entering, you are welcomed by an inviting entrance hallway, setting the tone for the warm and homely interior that follows. The heart of the home is the superb open-plan living and dining space, a light-filled and versatile area boasting a feature fireplace, ideal for both relaxed everyday living and sophisticated entertaining with ample room for family gatherings and social occasions.

The kitchen is fitted with a contemporary range of units, offering both functionality and style, and provides direct access to the rear garden—creating a seamless connection between indoor and outdoor living.

To the first floor, the property continues to impress with three well-proportioned bedrooms, each offering comfortable and flexible accommodation. The principal bedroom is a particular highlight, benefiting from its own private sun terrace—an ideal retreat for enjoying a morning coffee or unwinding in the evening. The generous family bathroom is finished to a high standard and features a statement bath, two wash basins, WC, and a separate shower cubicle, providing both luxury and convenience.

Externally, the property enjoys a charming courtyard-style garden to the front, while to the rear there is a fully enclosed garden offering a high degree of privacy, complete with gated access—perfect for outdoor dining, relaxing, or safe family use.



LOCATION

Lanchester is a highly desirable village in County Durham, offering an ideal balance between countryside living and excellent connectivity. Situated around eight miles west of Durham and approximately five miles from Consett, the village is perfectly placed for commuters and families seeking a quieter lifestyle without feeling isolated. It benefits from direct access to the A691, providing straightforward routes into Durham, while the nearby A1(M) offers wider connections across the North East, including Newcastle upon Tyne.

The village itself is well-served by a range of everyday amenities, including independent shops, cafés, traditional pubs, and essential services, all contributing to a strong sense of community. Well-regarded local schools and healthcare facilities further enhance its appeal, particularly for families. Despite its peaceful, semi-rural setting, Lanchester remains a vibrant and active village with a welcoming atmosphere.

One of Lanchester's standout features is its access to the surrounding countryside, making it particularly attractive to outdoor enthusiasts. The popular Lanchester Valley Railway Path runs through the village, offering a scenic, traffic-free route ideal for walking, cycling, and leisure activities, while also linking to wider regional networks. In addition, a variety of countryside trails and routes such as the Lanchester Roman Walk provide further opportunities to enjoy the natural landscape. Altogether, Lanchester offers a lifestyle that combines convenience, community, and access to open green space, making it one of the most sought-after village locations in the Durham area.

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a

Tenure: Freehold

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central 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 – NA

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.

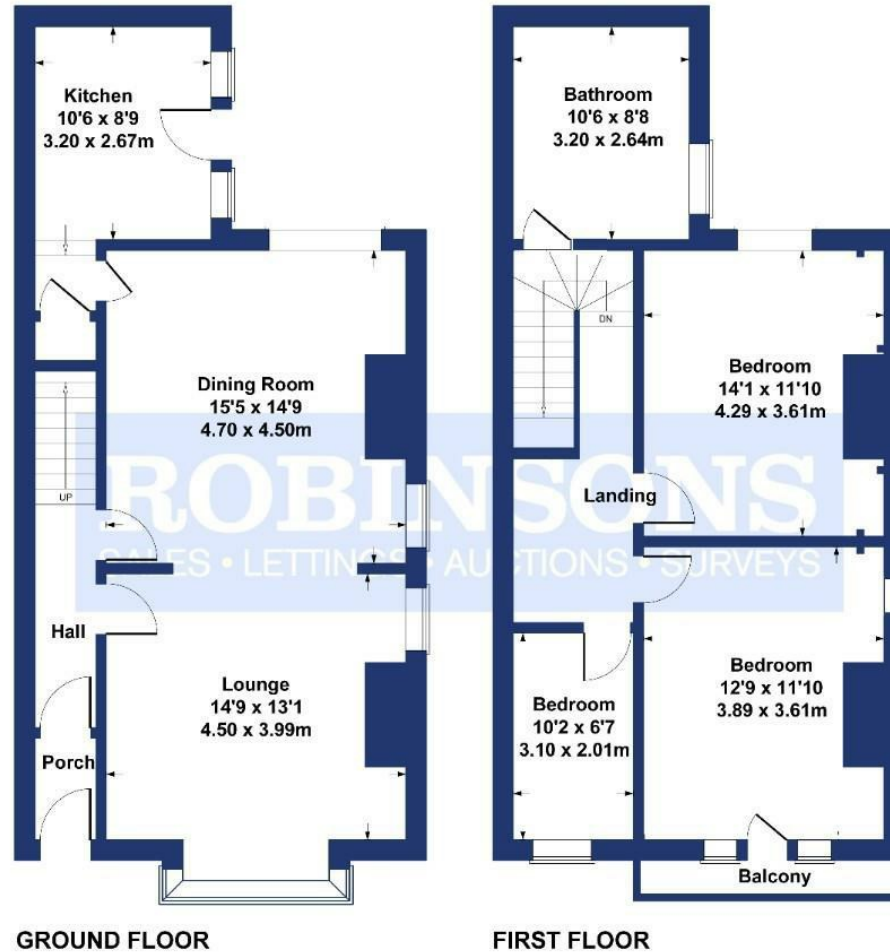
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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Barlow House

Approximate Gross Internal Area
1264 sq ft - 117 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.