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The Mill, Lanchester, DH7 0HZ
2 Bed - Bungalow - Semi Detached
£249,995

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The Mill

Lanchester, DH7 0HZ

Located within the highly sought-after village of Lanchester, this elevated, beautifully presented and extensively improved two-bedroom bungalow offers stylish, turnkey accommodation finished to an excellent standard throughout.

Occupying a pleasant position within The Mill, the property has undergone significant upgrading in recent years, which we are advised includes new roof, updated electrics, a modern combi boiler and a range of quality internal improvements, creating a home ready to move straight into.

The accommodation begins with an entrance porch leading into a spacious living room, enhanced by a bay window that floods the room with natural light. There are two generous bedrooms, one positioned to the front and one to the rear.

At the heart of the home is a contemporary re-fitted kitchen breakfast room, thoughtfully designed with modern units, ample work surfaces and space for dining. A useful pantry/storage cupboard provides additional practicality, while a rear utility porch offers further convenience. The stylish re-fitted shower room is finished with quality fixtures and fittings.

Externally, the property continues to impress. To the front is an attractive flagged patio garden with flower beds and a block-paved driveway providing off-road parking. To the rear, a private, low-maintenance garden features artificial turf and a patio seating area, ideal for relaxing or entertaining.

The Mill is conveniently situated between Victoria Terrace and Kitswell Road, close to the heart of Lanchester village and directly opposite Lanchester EP Primary School. Lanchester offers an excellent range of shops, cafés, restaurants, community groups and local amenities, with St Bede's Catholic School also nearby. The village enjoys excellent transport links via the A691, providing easy access to Durham City (approximately 8.5 miles), Consett (approximately 4.5 miles) and Newcastle (approximately 13 miles).







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Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 p.a

Tenure: Freehold

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

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

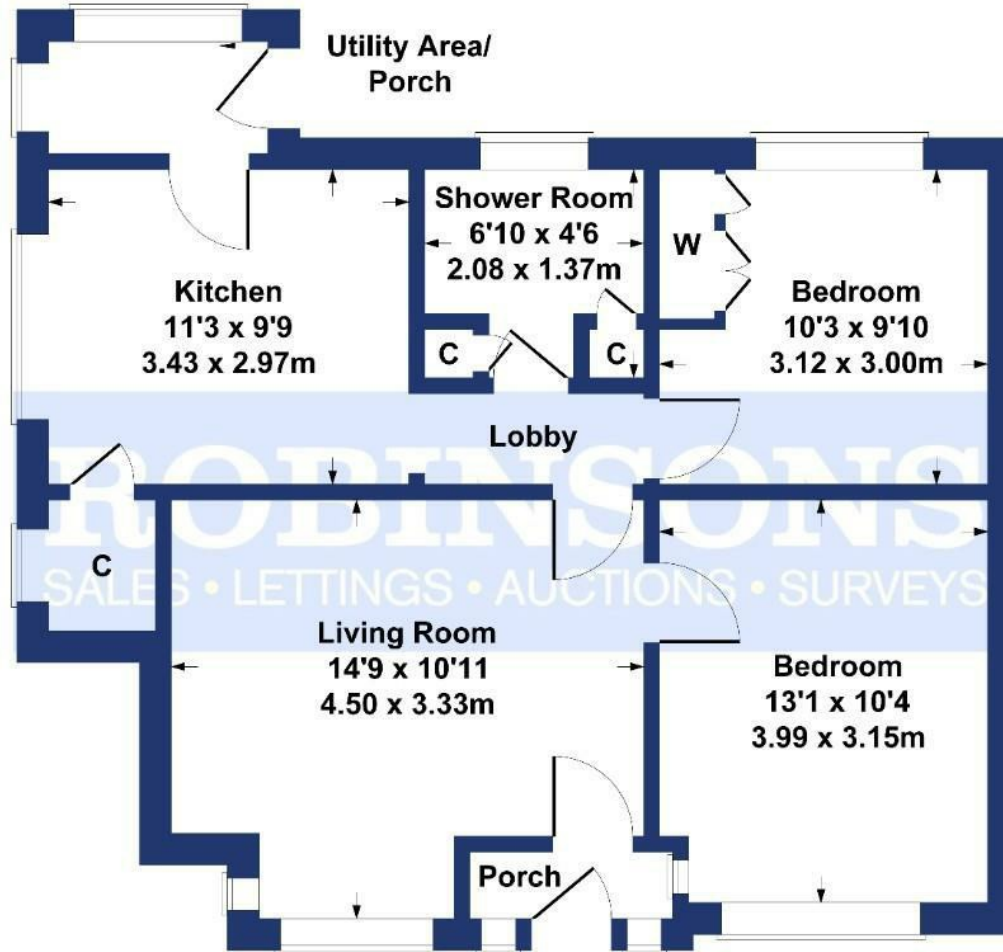
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Churnside, The Mill

Approximate Gross Internal Area
667 sq ft - 62 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		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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