

Sleetburn Lane, Langley Moor, DH7 8LQ
3 Bed - Barn Conversion
O.I.R.O £595,000

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Sleetburn Lane
Langley Moor, DH7 8LQ

An exceptional cottage-style barn conversion, tucked within an exclusive and tranquil courtyard setting, offering a superb blend of character, luxury, and contemporary comfort. Properties of this calibre rarely come to market, and early viewing is highly recommended.

Ideally positioned on the outskirts of Durham City, the property enjoys excellent transport links whilst being within easy reach of picturesque countryside, scenic walks, and cycle routes—perfectly balancing convenience with lifestyle.

The accommodation opens into an impressive entrance hallway with a striking central staircase, alongside a stylish cloakroom/WC and practical utility room. The elegant living room features a dramatic vaulted ceiling, charming multi-fuel stove, and French doors opening onto the peaceful courtyard.

At the heart of the home is the stunning open-plan kitchen, living, and dining space, ideal for both everyday living and entertaining. With soaring vaulted ceilings, a striking mezzanine gallery, double doors to the enclosed garden, and access to the formal dining room, this spectacular area offers style and versatility. The beautifully appointed kitchen features quality fitted units, integrated appliances, and a breakfast bar.

The ground floor principal suite provides a luxurious retreat, complete with a spacious en-suite bathroom featuring a spa bath and separate shower. An additional versatile reception room, with dual-aspect doors opening onto both gardens, offers flexibility as a family room, home office, or snug.

To the first floor are the mezzanine landing, two further generous double bedrooms, and a well-appointed family bathroom.

Externally, the property boasts two enclosed private gardens, ideal for entertaining and relaxation, with one benefiting from gated access to a gravelled driveway, detached double garage, and wood store.

Further benefits include gas central heating, double glazing, and solar panels.








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LOCATION

Situated within the highly desirable Langley Hall Farm development in the charming village of Langley Moor, this exceptional barn conversion enjoys an attractive courtyard setting that offers a perfect blend of peace, privacy, and everyday convenience. The development itself is renowned for its character and appeal, creating an enviable lifestyle setting just moments from Durham City.

Langley Moor is a well-established and welcoming community, offering an excellent range of local amenities to cater for day-to-day living, including convenience shops, cafés, a primary school, healthcare facilities, and other essential services, many of which are within comfortable walking distance. For those who enjoy the outdoors, the nearby River Browney and surrounding countryside provide picturesque walking and cycling routes, ideal for leisurely weekend strolls, exercise, or simply enjoying the natural surroundings.

Despite its tranquil semi-rural feel, the location remains exceptionally well connected. Excellent road links via the A167 and A1(M) provide straightforward access to Durham City, Newcastle, Darlington, and the wider region, making it an ideal choice for commuters. Durham Railway Station is also just a short drive away, offering regular direct rail services to major destinations including London and Edinburgh, further enhancing the property's appeal for professionals, frequent travellers, and those seeking a balance between countryside charm and modern connectivity.

Agents Notes

Council Tax: Durham County Council, Band F - Approx. £3788 p.a
Tenure: Advised Freehold
Estate Management Charge – None we are aware of
Property Construction – Assumed Standard
Gas Supply - Mains
Electricity supply – Mains / Solar panels
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 – No
Rights & Easements – None advised by 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 – None that we are aware
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Adapted over the years
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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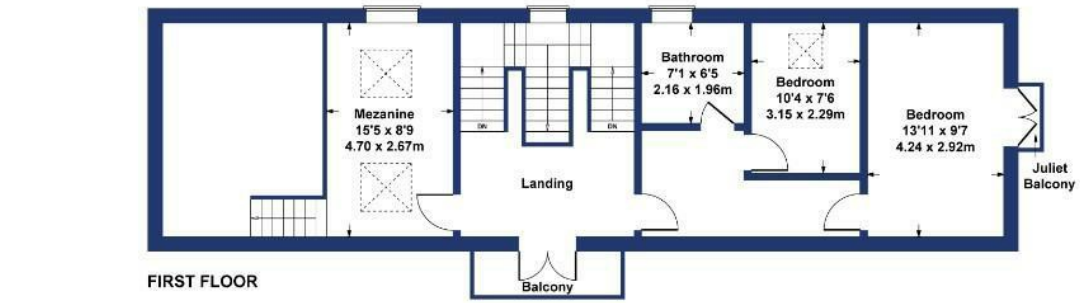

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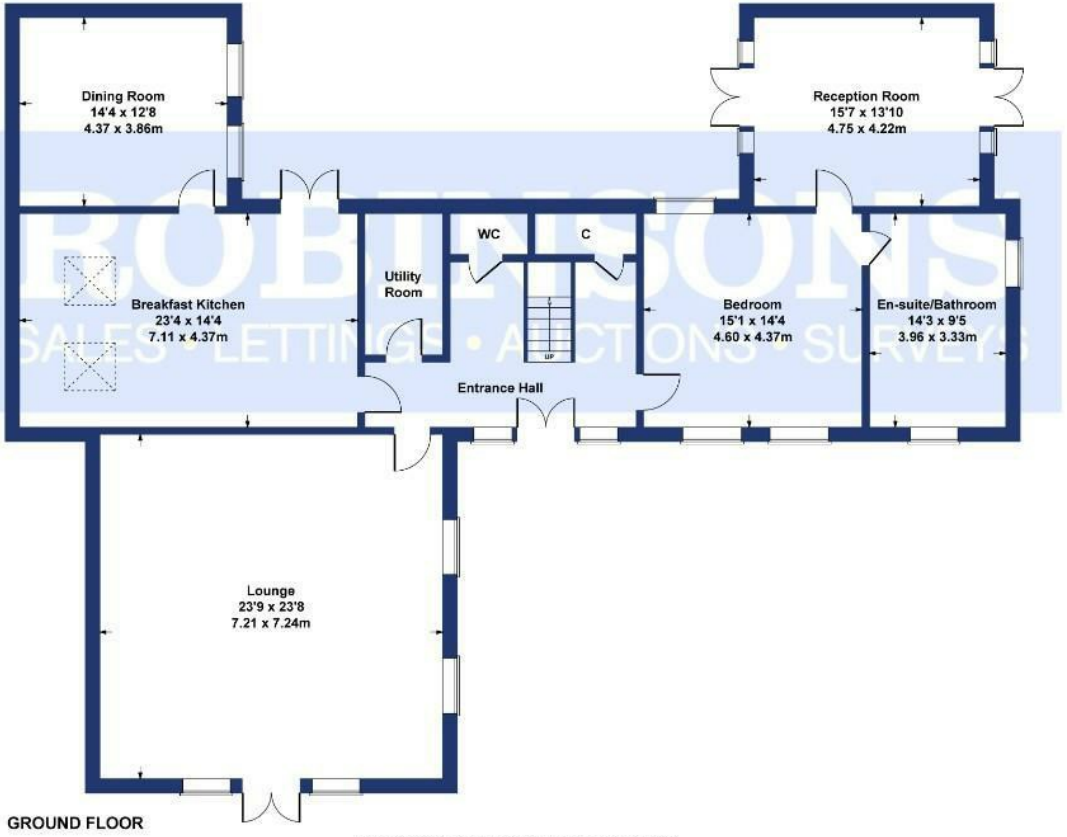

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The Barn, Sleetburn Lane

Approximate Gross Internal Area
2839 sq ft - 264 sq m



FIRST FLOOR



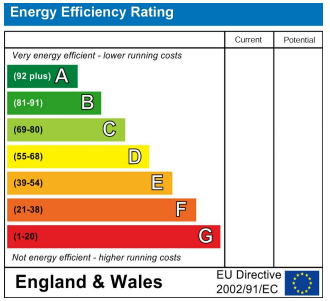
GROUND FLOOR

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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



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


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