



Sedgefield, Sedgefield, TS21 2EP
5 Bed - House - Detached
Offers In The Region Of £475,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Sedgefield

Sedgefield, TS21 2EP

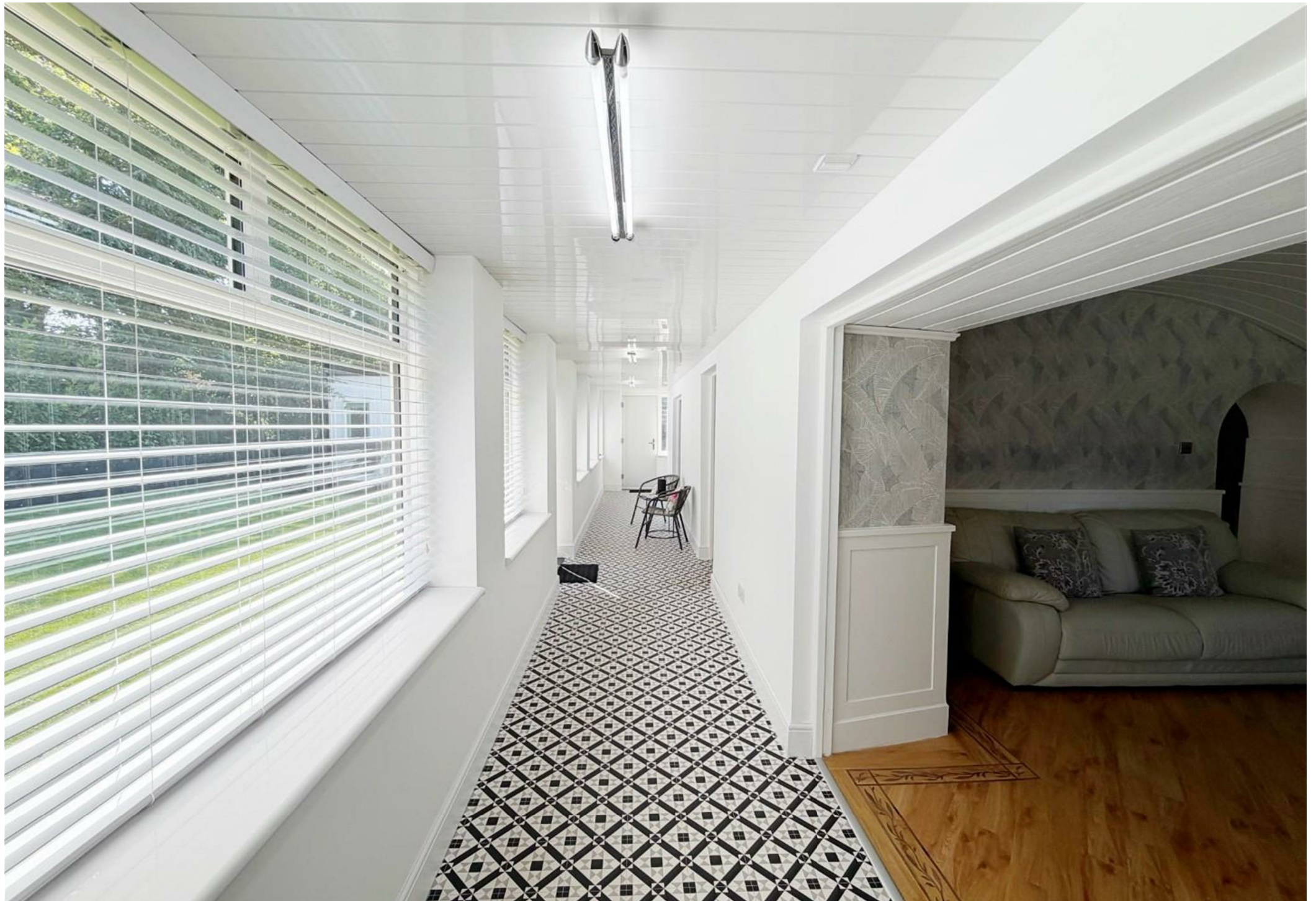
Steeped in railway history & thoughtfully transformed for modern family life, The Old Station House is a truly unique detached residence extending to approximately 3,661 sq. ft., offering exceptional space, charm & versatility. Dating back to the 1830s, the original stationmaster's house has been enhanced over the years with a single-storey extension, creating an impressive 4–5 bedroom home that beautifully blends period character with contemporary comfort. Many original features remain, including striking curved ceilings inspired by traditional railway carriages & elegant arched details reflecting the area's rich railway heritage. The spacious lounge provides an inviting setting for entertaining, while the cosy family room with a log-burning stove, is perfect for relaxing evenings. A bright garden room spans the rear of the property, enjoying wonderful views across the gardens & filling the home with natural light. At its heart is a superb country-style kitchen, fitted with integrated appliances, extensive storage & generous work surfaces, making it the ideal space for family life. The luxurious family bathroom features a freestanding slipper bath, walk-in shower & stylish fittings. The first floor offers four well-proportioned double bedrooms, with one providing access to the loft, offering additional storage or future potential. A standout feature is the highly adaptable ground-floor wing, currently used as a reception/guest room. Benefiting from its own entrance, shower room & access to a large utility room with potential for a kitchenette, it lends itself perfectly to an independent annex, guest accommodation, multi-generational living or even business use (subject to the necessary consents). Set within generous, low-maintenance gardens, the property also offers secure gated parking for several vehicles. The sale further includes an additional parcel of land known as 'Land on the South Side of The Old Station House', providing even greater potential.













ENTRANCE INTO:

KITCHEN

22'7 x 18'0 (6.88m x 5.49m)

DINING ROOM

14'2 x 12'2 (4.32m x 3.71m)

LOUNGE

14'5 x 12'1 (4.39m x 3.68m)

GARDEN ROOM

41'7 x 4'6 (12.67m x 1.37m)

FAMILY ROOM

14'3 x 12'3 (4.34m x 3.73m)

FAMILY BATHROOM

11'7 x 13'5 (3.53m x 4.09m)

UTILITY ROOM

14'1 x 9'2 (4.29m x 2.79m)

SHOWER ROOM

9'2 x 3'3 (2.79m x 0.99m)

GUEST BEDROOM / GAMES ROOM

19'0 x 17'6 (5.79m x 5.33m)

FIRST FLOOR RECEPTION HALLWAY

BEDROOM ONE

14'1 x 13'2 (4.29m x 4.01m)

BEDROOM TWO

14'7 x 13'0 (4.45m x 3.96m)

BEDROOM THREE

15'10 x 13'1 (4.83m x 3.99m)

BEDROOM FOUR

15'5 x 13'6 (4.70m x 4.11m)

LOFT SPACE

23'8 x 15'9 (7.21m x 4.80m)

EXTERNALLY

WORKSHOP

24'10 x 16'4 (7.57m x 4.98m)

SHED

9'4 x 9'1 (2.84m x 2.77m)

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.

COMPLIANCE

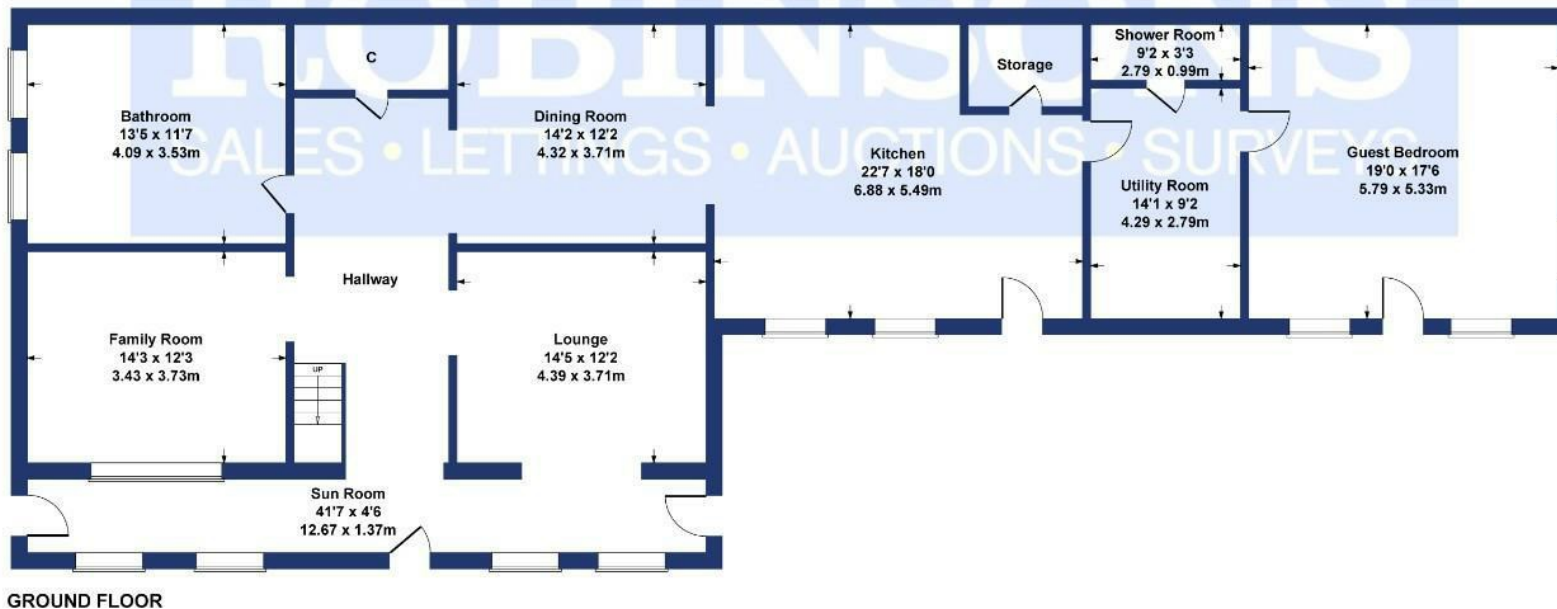
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.





Old Station House, Sedgefield, TS21 2EP

Approximate Gross Internal Area
3774 sq ft - 351 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		
(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	51	71
	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.



3 High Street, Sedgefield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk

