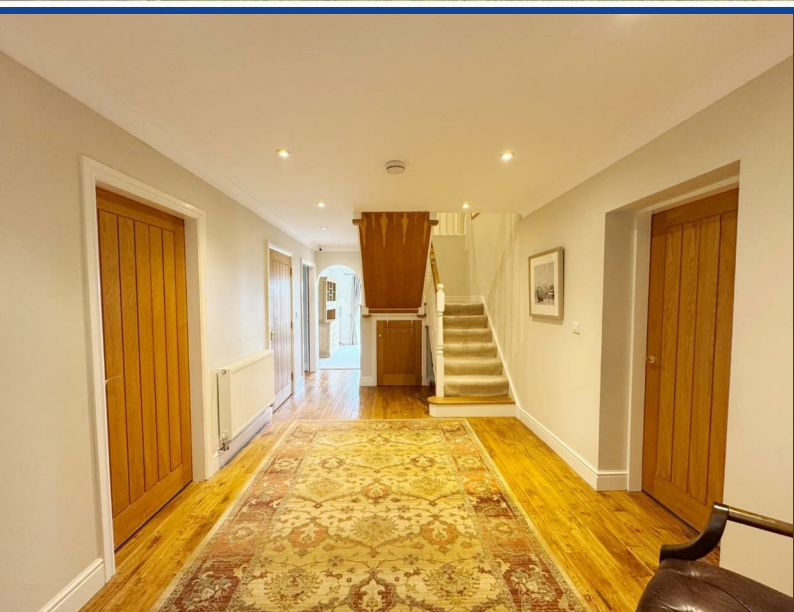




, Mainsforth, DL17 9AA  
4 Bed - House - Detached  
Offers In Excess Of £450,000

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Nestled within the quaint, semi-rural location of Mainsforth; we are delighted to offer to the market this sensational, detached family residence with four double bedrooms, four reception rooms & wrap around gardens. 'Linden House' is a stunning home, designed & constructed in 2011 by its current owners; enjoying a beautiful blend of modern family living with country cottage features throughout. Having easy access to all of the local amenities offered in & around the neighbouring villages of Sedgefield & Bishop Middleham & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this exquisite property also benefits from gas central heating & double glazing throughout. This generous floorplan briefly comprises: Welcoming entrance vestibule with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with windows to front elevation & feature gas fire, separate study/home office, a spectacular breakfasting kitchen (measuring 22ft approximately) with a range of fitted wall & base units, integrated appliances & further access into a separate utility room, dining room with French doors to the rear patio area & beautiful snug with multi-fuel wood burner. The first floor landing boasts four double bedrooms (all of which have fitted wardrobes), with the master bedroom having en-suite facilities & a separate family bathroom with four piece suite. In addition, Linden House boasts a 33ft x 24ft (approximately) loft space which would be ideal should a purchaser wish to develop this home further. Externally, the property enjoys a wrap around garden with lawned & patio areas bordered via a wide range of plant/shrubs, fenced boundaries & a double driveway with access to garage. This property is one of a kind & we thoroughly recommend full internal inspection in order to fully appreciate its style, specification, layout & quality throughout.

FREEHOLD  
EPC Rating: C  
Council Tax Band: F

#### **ENTRANCE PORCH**

#### **RECEPTION HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

#### **LIVING ROOM**

13'8 x 11'0 (4.17m x 3.35m)

#### **SNUG**

12'10 x 11'0 (3.91m x 3.35m)

#### **DINING ROOM**

11'4 x 10'11 (3.45m x 3.33m)

#### **HOME OFFICE**

8'2 x 11'4 (2.49m x 3.45m)

#### **KITCHEN / BREAKFAST ROOM**

22'2 x 10'1 (6.76m x 3.07m)

#### **UTILITY ROOM**

5'11 x 6'11 (1.80m x 2.11m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

13'0 x 11'4 (3.96m x 3.45m)

#### **EN-SUITE**

7'2 x 9'8 (2.18m x 2.95m)

#### **BEDROOM TWO**

14'1 x 11'4 (4.29m x 3.45m)

#### **BEDROOM THREE**

11'0 x 11'0 (3.35m x 3.35m)

#### **BEDROOM FOUR**

10'6 x 11'0 (3.20m x 3.35m)

#### **FAMILY BATHROOM**

8'5 x 9'8 (2.57m x 2.95m)

#### **LOFT SPACE**

33'0 x 24'0 (10.06m x 7.32m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**

19'4 x 11'2 (5.89m x 3.40m)

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



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Dedicated Property Manager

## Linden House, Mainsforth, DL17 9AA

Approximate Gross Internal Area  
2293 sq ft - 213 sq m



GROUND FLOOR

FIRST FLOOR

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

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>97</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>79</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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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.



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