



**Farfield Manor, Sedgefield, TS21 3NR**  
**4 Bed - House - Detached**  
**£450,000**

**ROBINSONS**  
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Set within a private cul-de-sac of only six executive properties within the desirable village of Sedgfield, we are delighted to offer to the market with no onward chain; this spectacular detached family home with four bedrooms, two bathrooms & a detached double garage on Farfield Manor. Beautifully positioned on the outskirts of the popular Winterton Estate; this private location is within walking distance to all of the immediate amenities offered within Sedgfield itself, has excellent access to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating & double glazing throughout. This well proportioned property has been a loving family home for over 20 years & briefly comprises: Welcoming entrance hallway with stairs to the first floor, a stunning 21ft x 11ft (approximately) lounge with French doors to rear elevation, lovely open-plan kitchen/dining area with a range of fitted wall & base units, utility room with ground floor cloaks/wc & a separate study/family room. The first floor landing boasts four bedrooms (the master bedroom having its own full size en-suite bathroom) & a separate family bathroom additionally. Externally, this lovely home enjoys a good sized, enclosed garden to the rear which is largely laid to lawn & bears around to the side, whilst the front boasts a spacious driveway (providing ample vehicle parking for several vehicles) which leads to the detached double garage (measuring 18ft x 18ft approximately). This is a superb property within a spectacular location & we highly encourage thorough internal inspection in order to fully appreciate the style, space, layout & standard of this remarkable residence for sale.

EPC Rating: TBC.  
Council Tax Band: G  
Tenure: Freehold

#### **ENTRANCE HALLWAY**

**LOUNGE**  
21'10 x 11'10 (6.65m x 3.61m)

**OPEN-PLAN KITCHEN/DINING AREA**  
21'2 x 11'11 (6.45m x 3.63m)

**SEPARATE UTILITY ROOM**  
6'6 x 6'4 (1.98m x 1.93m)

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

**GROUND FLOOR STUDY/FAMILY ROOM**  
10'7 x 10'2 (3.23m x 3.10m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
15'5 x 12'2 (4.70m x 3.71m)

**EN-SUITE BATHROOM**  
9'10 x 5'2 (3.00m x 1.57m)

**BEDROOM TWO**  
12'9 x 10'4 (3.89m x 3.15m)

**BEDROOM THREE**  
10'5 x 9'4 (3.18m x 2.84m)

**BEDROOM FOUR**  
10'5 x 7'10 (3.18m x 2.39m)

**FAMILY BATHROOM**  
7'4 x 6'8 (2.24m x 2.03m)

#### **EXTERNALLY**

**DETACHED DOUBLE GARAGE**  
18'10 x 18'5 (5.74m x 5.61m)

#### **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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Farfield Manor, Sedgfield, TS21 3NR

Approximate Gross Internal Area  
1836 sq ft - 171 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</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<br>2002/91/EC |           |

### DURHAM

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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.



# ROBINSONS

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