



, Thorpe Larches, Sedgefield, TS21 3HH  
6 Bed - House - Detached  
£599,950

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# Thorpe Larches, Sedgefield, TS21 3HH

A truly unique six bedroom detached family home set within a plot ,just under six acres; offering exceptional versatility and multiple living accommodation. The Larches is an impressive detached residence located in Thorpe Larches, near the highly sought-after village of Sedgefield. Accessed via private wrought iron gates & a sweeping gravel driveway with central water feature, the property provides extensive parking, gardens, fruit trees, paddock land & a range of outbuildings, including a detached triple garage currently configured as a self-contained bungalow. The main house opens into a stunning entrance hall with oak staircase, leading to elegant formal lounge & dining rooms, both enjoying dual-aspect views. The heart of the home is the spacious open-plan kitchen & garden room, flooded with natural light & ideal for entertaining, with direct access to the gardens & driveway. A utility room offers further practicality. An additional attached living suite with its own private entrance includes a lounge, bedroom & bathroom, making it ideal for extended family, teenagers or guest accommodation, with scope for further expansion subject to planning. The first floor provides four double bedrooms, two with en-suite facilities, alongside a modern family bathroom. The second floor hosts the impressive principal bedroom suite with en-suite bathroom & far-reaching views to the front & rear. Externally, the detached triple garage has been converted into a self-contained bungalow with open-plan living, bedroom & bathroom, offering excellent flexibility & potential to revert back to garaging if necessary. Situated close to Sedgefield village with its range of shops, restaurants, leisure facilities & racecourse, the property also benefits from excellent transport links via the A1(M), Teesside & Durham. A rare opportunity to acquire a substantial & highly adaptable home in an enviable rural setting. We thoroughly encourage internal viewing.

FREEHOLD

EPC: C

Council Tax Band: F



















**ENTRANCE HALLWAY**

**MAIN LIVING ROOM**

27'3 x 15'1 (8.31m x 4.60m)

**SEPARATE DINING ROOM**

27'3 x 15'1 (8.31m x 4.60m)

**KITCHEN / SUN ROOM**

35'8 x 15'10 (10.87m x 4.83m)

**INNER HALLWAY**

**LAUNDRY**

6'10 x 9'4 (2.08m x 2.84m)

**SITTING ROOM**

21'8 x 12'6 (6.60m x 3.81m)

**BEDROOM**

10'11 x 9'0 (3.33m x 2.74m)

**BATHROOM**

10'5 x 9'0 (3.18m x 2.74m)

**FIRST FLOOR LANDING**

14'9 x 15'0 (4.50m x 4.57m)

**BEDROOM**

12'10 x 15'2 (3.91m x 4.62m)

**EN-SUITE**

**BEDROOM**

12'7 x 15'2 (3.84m x 4.62m)

**EN-SUITE**

**BEDROOM**

12'2 x 11'9 (3.71m x 3.58m)

**BEDROOM**

8'7 x 11'9 (2.62m x 3.58m)

**FAMILY BATHROOM**

7'3 x 11'11 (2.21m x 3.63m)

**SECOND FLOOR LANDING**

12'10 x 10'8 (3.91m x 3.25m)

**TOP FLOOR BEDROOM**

15'0 x 18'5 (4.57m x 5.61m)

**EN-SUITE**

12'10 x 8'10 (3.91m x 2.69m)

**EXTERNALLY**

**GARAGE/BUNGALOW**

27'0 x 20'3 (8.23m x 6.17m)

**KITCHEN**

9'11 x 12'7 (3.02m x 3.84m)

**INNER HALLWAY**

**BEDROOM**

9'8 x 13'0 (2.95m x 3.96m)

**BATHROOM**

**DISCLAIMER**

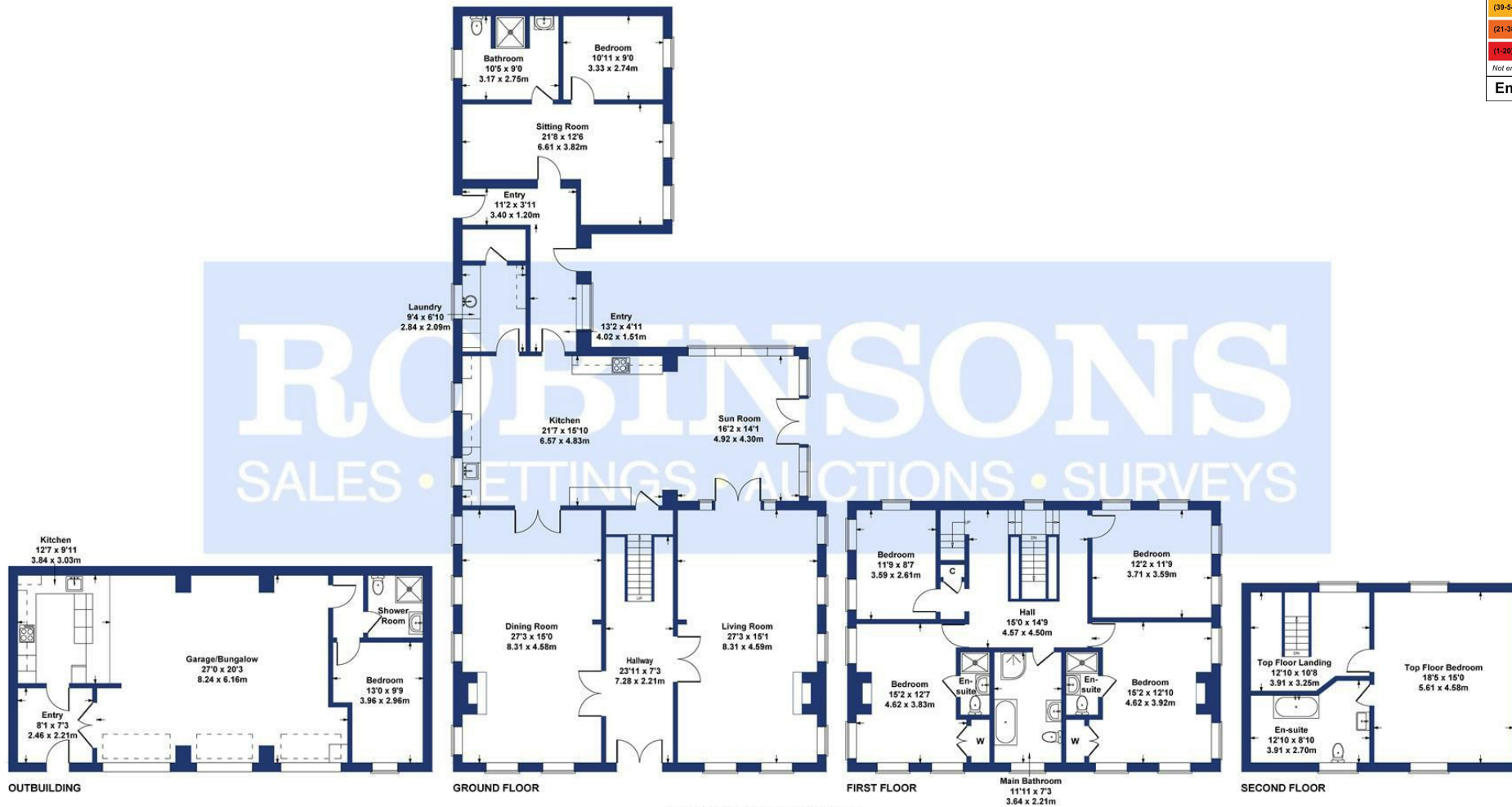
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**COMPLIANCE**

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

**The Larches, Thorpe Larches, TS21 3HH**  
Approximate Gross Internal Area  
4768 sq ft - 443 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>		
(11-20) <b>D</b>		
(5-10) <b>E</b>		
(1-4) <b>F</b>		
(0) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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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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