Front Street, Sedgefield, TS21 3AT
4 Bed - House - End Terrace
£575,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Front Street
Sedgefield, TS21 3AT

A rare opportunity to own a piece of Sedgefield history! We are delighted to present 'Woodbine House', a magnificent, double-fronted period residence occupying a prime position on Front Street, in the heart of this highly desirable village. Dating back over 300 years, this remarkable home has previously served as a bank & the 'Sedgefield Legionnaires Club', before becoming a much-loved family residence for the past 30 years. Oozing charm, character & elegance throughout, this exceptional property seamlessly blends period features with modern comforts, having undergone extensive improvements over the years. Boasting four double bedrooms, beautifully proportioned living accommodation & spectacular, landscaped rear gardens, properties of this calibre are seldom available. Ideally positioned for Sedgefield's amenities & excellent transport links to Durham City, Darlington & Teesside, the property benefits from gas central heating & double glazing. Internally, the impressive layout comprises: Welcoming entrance hallway, stunning bay-fronted lounge, equally spacious bay-fronted dining room, well-appointed kitchen & a magnificent hardwood orangery with underfloor heating. A separate study, ground floor WC & useful storage complete the ground floor. The first floor offers four generous double bedrooms, a beautiful family bathroom with contemporary four-piece suite & separate shower room. Externally, the spectacular, fully enclosed rear gardens are a particular highlight, featuring established planting, mature trees, a garden pond, two patio areas & greenhouse. Significant improvements include a full rewire, replacement concrete floors incorporating underfloor insulation, renewed loft timbers with future conversion potential & a complete roof replacement in 2020, including new rafters.
A truly outstanding family home combining history, grandeur & exceptional space. Early internal inspection is essential.

FREEHOLD
EPC Rating: C
Council Tax Band: E

ENTRANCE HALLWAY

LOUNGE
14'3 x 13'8 (4.34m x 4.17m)

DINING ROOM
14'3 x 14'3 (4.34m x 4.34m)

BREAKFASTING KITCHEN
13'6 x 13'1 (4.11m x 3.99m)

ORANGERY
22'7 x 16'5 (6.88m x 5.00m)

HOME OFFICE
14'9 x 11'0 (4.50m x 3.35m)

INNER LOBBY

GROUND FLOOR CLOAKS / WC

SHED / STORAGE ROOM
22'4 x 11'1 (6.81m x 3.38m)

FIRST FLOOR LANDING

MASTER BEDROOM
14'5 x 14'5 (4.39m x 4.39m)

BEDROOM TWO
14'1 x 11'3 (4.29m x 3.43m)

BEDROOM THREE
14'5 x 12'2 (4.39m x 3.71m)

BEDROOM FOUR
14'1 x 8'0 (4.29m x 2.44m)

FAMILY BATHROOM
14'2 x 7'9 (4.32m x 2.36m)

SHOWER ROOM
9'3 x 4'10 (2.82m x 1.47m)

EXTERNALLY

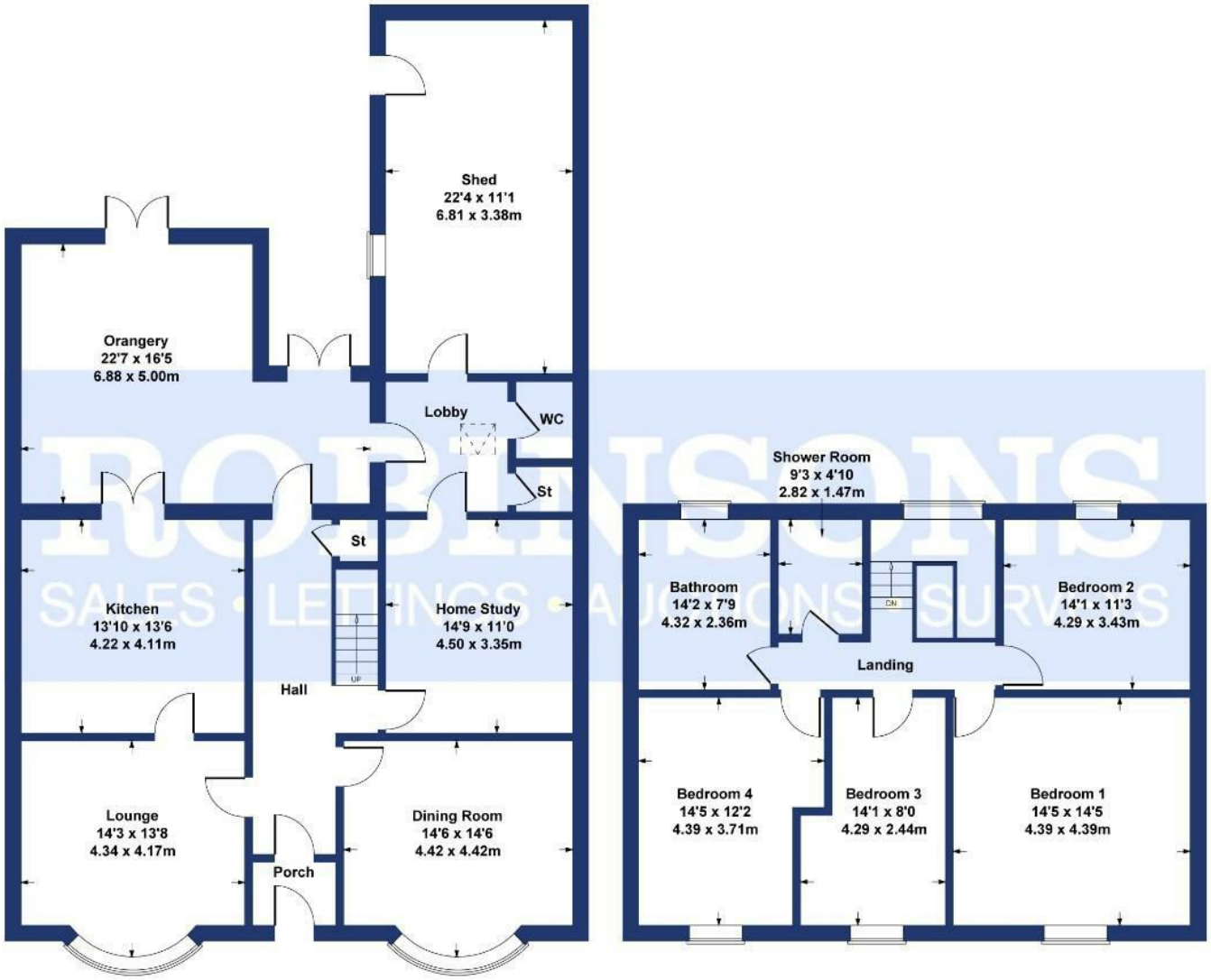
DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.

TREK

Front Street, Sedgefield, TS21 3AT

Approximate Gross Internal Area
2517 sq ft - 234 sq m

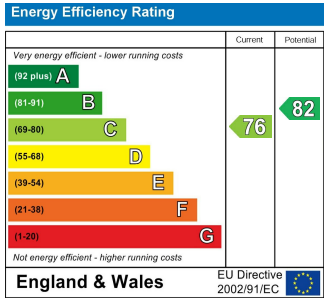


GROUND FLOOR **FIRST FLOOR**

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. 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 services.

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

RICS
ARLA Association of Residential Letting Agents
mortgage CHOICE from Robinsons