



St. Cuthberts Terrace, Ferryhill, DL17 8PP
3 Bed - House - Detached
Asking Price £150,000

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Robinsons are delighted to offer to the market a rare and truly unique opportunity to acquire 'The Village Police Station'—a remarkable detached property dating back to 1904, complete with its original police cells. Originally built to house one Sergeant and six Constables, this distinctive home blends fascinating history with stylish modern living.

Beautifully presented throughout, the property is a credit to its current owners, offering charm, character and contemporary comfort in equal measure. With its generous room sizes and impressive finish, it represents an ideal purchase for first time buyers, families, or investors seeking something special.

Key benefits include UPVC double glazing, gas central heating via combi boiler, an ultra-modern kitchen and bathroom, three spacious double bedrooms. The location is equally appealing, with excellent transport links to Durham City, Darlington and Teesside, as well as close proximity to local amenities and Ferryhill Market Place.

Early viewing is strongly recommended to avoid disappointment, as properties of this nature rarely come to market.

In brief, the accommodation comprises:

A welcoming and SPACIOUS ENTRANCE HALLWAY with spindle staircase, a WELL PROPORTIONED LOUNGE, SEPARATE DINING ROOM, PLAY ROOM and a MODERN, ATTRACTIVE FITTED KITCHEN.

To the first floor are THREE GENEROUS DOUBLE BEDROOMS and a CONTEMPORARY BATHROOM/WC.

Externally, the property features an ENCLOSED FORECOURT GARDEN, whilst to the rear is a secure ENCLOSED YARD, providing access to brick-built outhouses and the remarkable original police cells, offering a unique slice of local history.

EPC Rating: D
Council Tax Band: A

Entrance Hallway

Staircase to first floor with spindle style balustrade, uPVC window to front elevation, double central heating radiator, wood effect flooring, BT point and under stairs storage cupboard

Lounge

15'x12'5" (4.57mx3.78m)

UPVC window to front elevation, TV point and quality flooring.

Play Room

14'8x12' (4.47mx3.66m)

UPVC window to front elevation, TV point and double central heating radiator.

Dining Room

16'8x13'9" (5.08mx4.19m)

Two uPVC windows to rear elevation, quality flooring and double central heating radiator.

Kitchen

A range of modern base units with contrasting solid wood work surfaces, stainless steel splashback, stainless steel chimney style extractor hood, stainless steel one and a half bowl sink with mixer tap, plumbing for automatic washing machine, ceramic floor tiles, down lights to ceiling and x2 uPVC windows to rear elevation.

First Floor

Landing

With access to loft space, UPVC windows to front and side elevation.

Bedroom 1

With storage cupboard, x2 uPVC windows to front elevation and double central heating radiator.

Bedroom 2

With x2 uPVC windows to front elevation and double central heating radiator.

Bedroom 3

UPVC window to rear elevation and double central heating radiator.

Bathroom/WC

Attractive double ended bath, double walk in shower cubicle with shower, shower head attachment, pedestal wash hand basin, low level w/c, fully tiled walls, chrome ladder style radiator, extractor fan, down lights to ceilings, storage cupboard and two uPVC windows to rear elevation.

Externally

To the front of the property there are enclosed gardens, whilst to the rear is a spacious yard giving access to brick built outhouses and the original police cells, exterior lighting and gated access.

Agents Notes

Council Tax Band A - Approx £1,790.61 p.a

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –N/A

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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