



Rivendell, St. Aidan's Terrace, Trimdon Station, County Durham, TS29 6BT
Guide Price £430,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic excellently proportioned family property boasting a good sized garden, double garage and driveway along with additional grazing land and duck pond situated in an accessible location.

- Four bedroom family home
- Spacious living accommodation
 - Wrap around garden
- Double garage and large driveway
- 0.53 hectares (1.31 acres) of grassland
- Energy performance rating C 74



www.vickersandbarrass.co.uk

LOCATION

Trimdon Station is a well-established village in County Durham, offering a convenient blend of rural character and everyday amenities. The village benefits from a range of local services including shops, a primary school, public houses and community facilities, making it well suited to families and professionals alike. Surrounded by open countryside, Trimdon Station provides easy access to scenic walking routes and nearby villages, while remaining highly accessible for commuting. The A19 is close at hand, offering direct links to Durham City, Hartlepool, Teesside and the wider North East, with additional rail services available from nearby stations.

what3words ///classified.acrobatic.decorated

DESCRIPTION

Rivendell is a fantastic family home boasting spacious, well proportioned living accommodation with wrap around garden, double garage and

driveway along with additional land extending to 1.31 acres to the north of the property.

The ground floor of the property flows easily from one room to the next with the entrance lobby having access to a ground floor WC, and to the utility room with workspace, and plumbing for a washing machine and tumble dryer. The reception hallway is spacious with doors opening to the living accommodation and stairs rising to the first floor. The kitchen is a large room open to the snug area. The kitchen comprises modern white units and a central island all with wooden work surfaces. There is a range style cooker with gas hob and extractor fan over, kitchen sink with draining board, and space for a freestanding American style fridge freezer. The kitchen is open to the snug area which flows to the dining area with views to the garden. The living room is located centrally within the property having a log burning stove bringing warmth to the space. A door opens from the living room back to the reception hallway creating a fantastic flow through the property.

To the first floor, the main bedroom lies at the top of the stairs and benefits from a dual aspect overlooking the fields next to the property. The room has an ensuite shower room with large walk in shower, WC and wash basin. The bedroom also boasts a well proportioned dressing room. The second bedroom is another good sized double bedroom with fitted cupboards and its own WC. The room has a dormer window with views over to the fields beyond the property. There are a further two double bedrooms both enjoying dual aspects. The family bathroom comprises a freestanding bath, corner shower, WC and wash basin.

Externally, the property has a wrap around garden, mainly laid to lawn, with patio area perfect for outdoor seating, with the current owners also utilizing the space for a hot tub. There are three brick built dog kennels with water and electricity. There is a double garage and an enclosed driveway for multiple vehicles.



LAND

Across the road, there is 0.53 hectares (1.31 acres) of grassland, including a duck pond and field shelter. The land has a right of access along the track from the main road to the field (highlighted orange on the enclosed plan. Subject to the necessary consents there could be the possibility of creating stables to the side of the property or as part of the field shelter to suit equestrian use.

Additional land may also be available subject to separate negotiation.

SERVICES

The property is served by mains, electricity, water and drainage and has mains gas central heating. The property has solar power, returning approximately £3,000 per annum in tariff payments.

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 47.



MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea. The property is situated in a coal mining reporting area.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – January 2026
Photographs taken – January 2026



THINKING OF SELLING YOUR PROPERTY?

Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property.

01325 728084

01388 730095

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

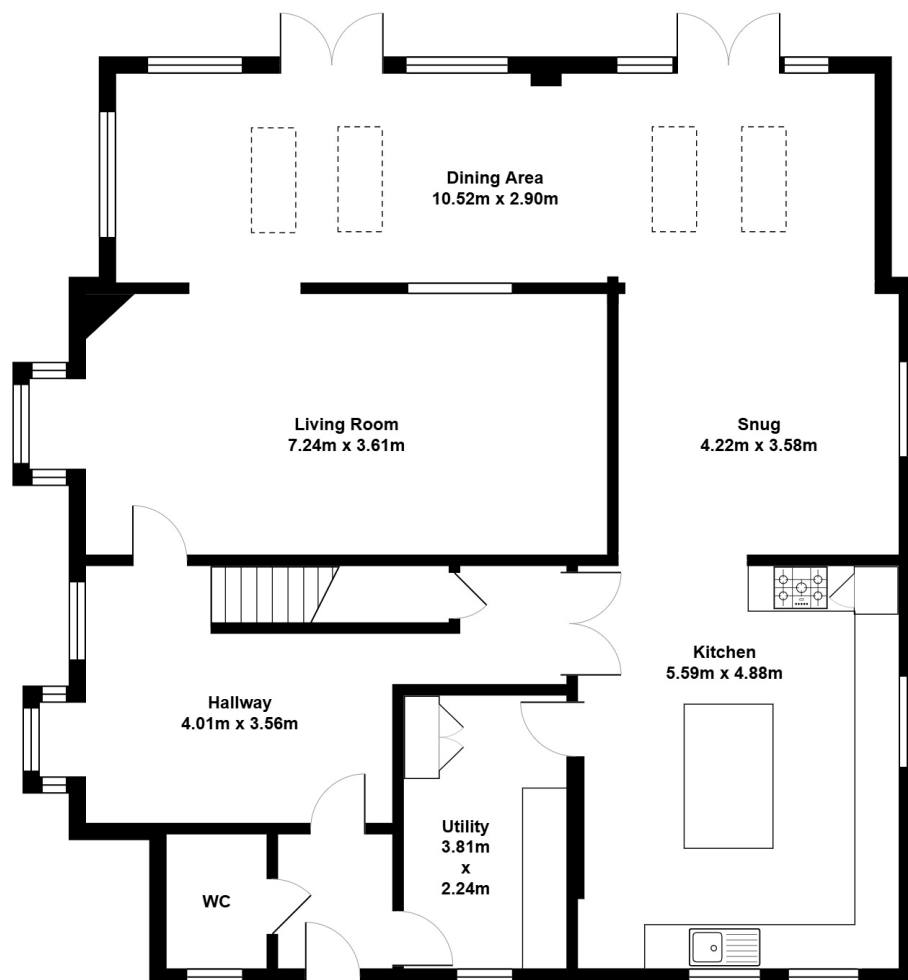
Where any reference is made to planning



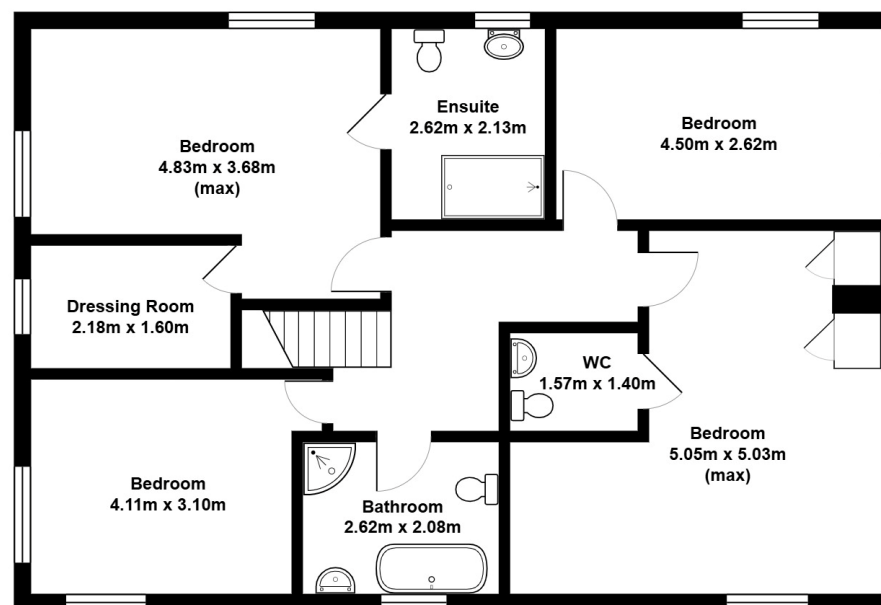
**Vickers
& Barrass**

— Est. 1973 —

Land and Estate Agents



Ground Floor



First Floor

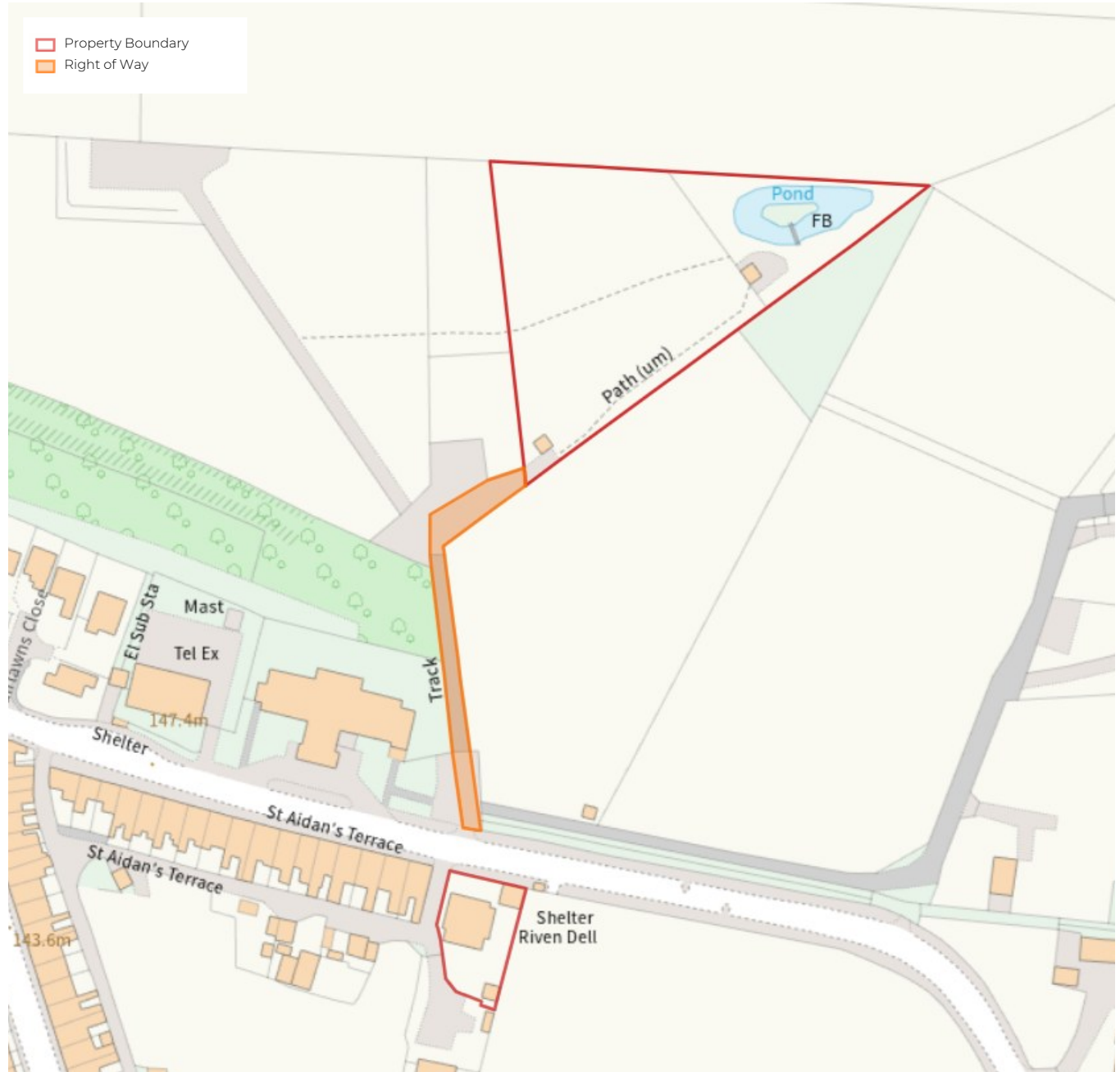
All measurements are approximate and for display purposes only

permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



rightmove

OnTheMarket

ONE DOME

**Vickers
& Barrass**
— Est. 1973 —

Land and Estate Agents