



Low Raisby Farm, Kelloe, DH6 4PW
4 Bed - House - Semi-Detached
Offers In The Region Of £380,000

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Low Raisby Farm Kelloe, DH6 4PW

Stunning Rural Setting & Local Countryside ** Seldomly Available ** Outskirts of Durham City ** Outbuildings & Annex ** Spacious & Versatile Floor Plan ** Substantial Plot (Approx. 1 Acre) ** Extensive Gardens With An Array of Shrubby & Fruit Trees ** Ample Parking ** Huge Further Potential ** Must Be Viewed **

The property has been adapted by the current owners, providing two separate self-contained living areas, but could very easily be converted back to its original layout. The current layout briefly comprises: three reception rooms, two kitchen diners, four bedrooms, two bathrooms and two boarded loft areas, accessed via a fixed wooden ladder.

The property is approached by a farm road and has a private sweeping driveway with gated access. There is large concrete and gravelled parking areas, brick-built outbuildings which have previously been used as stables and barns, brick built potting/storage shed. In addition, there is an annexe which is brick built with double glazing, power, lighting and electric wall heaters.

The extensive lawned gardens surround the property, with an array of shrubbery and fruit trees. There are also pleasant patio areas to enjoy those summer months.

The property is located on the outskirts of Kelloe village, a lovely rural setting next to a working farm. There are village amenities within Kelloe, with a further range of shops, bars and restaurants found in Durham City Centre lying to the north. Public transport links are available at Durham Rail Station along with a network of local bus services serving the surrounding areas. The property is served by road links including the A1 (M) and the A688 lying to west. Recreational pursuits are available at the Little Wood Nature Reserve located to the north east.











GROUND FLOOR

Entrance Hall

Lounge

18'0 x 11'3 (5.49m x 3.43m)

Kitchen / Diner

21'7 x 11'7 (6.58m x 3.53m)

Garden Room

9'4 x 7'8 (2.84m x 2.34m)

Bedroom

12'4 x 12'0 (3.76m x 3.66m)

Bedroom

8'10 x 5'11 (2.69m x 1.80m)

Bathroom / WC

Hallway

Porch

FIRST FLOOR

Kitchen

12'0 x 11'7 (3.66m x 3.53m)

Sitting Room

12'4 x 12'0 (3.76m x 3.66m)

Landing

Bedroom

12'4 x 11'9 (3.76m x 3.58m)

Bedroom

11'7 x 8'4 (3.53m x 2.54m)

Bathroom / WC

SECOND FLOOR

Loft Storage

15'6 x 9'2 (4.72m x 2.79m)

Loft Storage

10'7 x 7'7 (3.23m x 2.31m)

ANNEXE

24'9 x 12'3 (7.54m x 3.73m)

Annexe
24'9" x 12'3"
7.54 x 3.73m

The second floor plan includes a Porch on the left, a Bathroom at the top right, and a Bedroom (8'10 x 5'11) at the bottom right. The layout shows a central hallway connecting these areas.

Kitchen/Diner
21'7 x 11'7
6.58 x 3.53m

Bedroom
12'4 x 12'0
3.76 x 3.66m

Kitchen
12'0 x 11'7
3.66 x 3.53m

Sitting Room
12'4 x 12'0
3.76 x 3.66m

Bedroom
11'7 x 8'4
3.53 x 2.54m

Bedroom
12'4 x 11'9
3.76 x 3.58m

Loft Storage
10'7" x 7'7"
3.23 x 2.31m

3.23 x 2.31m

SECOND FLOOR

Produced by Potterplans Ltd. 2021

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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