



Ivy Cottage Farm,
Burnthouses, Darlington, DL2 3AN

youngsRPS 

**Ivy Cottage Farm
Burnthouses
Darlington
DL2 3AN**

Guide Price: £350,000

An excellent opportunity to purchase a 3 bedroom detached farmhouse with a range of outbuildings and paddock, extending to 10.76 acres in total. The property is in need of modernisation and viewings are encouraged to appreciate the position of the property.

- 3 bedroom farmhouse
- 10.76 acres (4.35 Ha)
- Range of useful outbuildings
- Semi-rural location
- Excellent access to Darlington, Barnard Castle, and Bishop Auckland
- EPC Rating F

For sale by private treaty

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Sedgefield - 01740 622100



LOCATION

Burnthouses is a pleasant hamlet located between Staindrop and Cockfield, with access to local amenities and facilities within the villages of Staindrop and Cockfield. Further afield are wider retail and amenities at Barnard Castle and Bishop Auckland. The property has a magnificent position overlooking the Tees valley to the south and east.

DESCRIPTION

Ivy Cottage Farm, Burnthouses offers an excellent opportunity to purchase a 3 bedroom farmhouse together with traditional outbuildings and grassland extending to approximately 10.76 acres in total. The property has the potential for upgrading and will suit a variety of buyers seeking a smallholding with lifestyle potential. The property has a superb location, predominantly east facing and benefits from private access track from the main road.

ACCOMMODATION

The accommodation comprises as follows:

Ground Floor

Entrance porch

Kitchen (7.83 m x 2.42 m) having a range of wall and floor units, sink unit and drainer.

Adjoining bathroom with 3 piece suite.

Dining Room (4.43 m x 4.41 m) with fireplace and cast iron burner, understairs cupboard, aspect to the front.

Living Room (4.43 m x 3.86 m) with integral cupboard and fireplace.

Front entrance lobby with staircase to the first floor.

Front entrance porch (2.84 m x 2.62 m) having UPVC double glazed windows and door to the front garden.

First Floor

Landing

Bedroom 1 (4.68 m x 3.24m(max)) with aspect to the front.

Bedroom 2 (3.69 m x 3.18 m) with aspect to the front.

Bedroom 3 (4.68 m x 2.64 m).

FARM BUILDINGS

East Side

General purpose building (14.50 m x 12.19 m) A 3 bay shed, of steel and timber construction with cement fibre sheet roofs.

Traditional building (9.43 m x 4.71 m) of brick construction with concrete floors and galvanised sheet roof.

Lean-to (14.6m x 4.9m).

North Side

Lean-to (9.32 m x 9.11 m) 2 bay timber framed building with concrete floors, sheet roof and sides.

Brick range (former cow byres) (8.67 m x 4.58 m and further 4.67 m x 4.64 m) Concrete floors, composite tiled roof, access to hay loft.

Workshop/store Timber framed with concrete floors, galvanised sheet and pcs roof (13.30 m x 6.40 m).

There are several utility buildings to the south and north side of the farm steading accessed from the yard including a brick store and open sided carport.

LAND

The land extends to approximately 10.76 acres and is located to the north side of the steading with access from the farm track. It is in permanent grass with established boundaries.

EXTERNAL

The farm track from the main road is hardcore and leads to the farm steading and farmyard. There is a front garden to the house and yard for access to the range of buildings.

SERVICES

The farm has mains water and electricity. Foul drainage is to a septic tank. There is no gas available to the property. Central heating is currently provided by an oil-fired central heating boiler.



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Property is offered for sale as a whole by Private Treaty. All interested parties should register their interest with the Selling Agent at the Sedgfield Office.

COUNCIL TAX BAND

Ivy Cottage Farm is assessed as Band C.

EPC RATING

Ivy Cottage Farm has an energy performance rating of F.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

MINERAL AND SPORTING RIGHTS

The Sporting and Mineral rights are excluded from the sale.

COSTS

Each party is to bear their own costs.

ENVIRONMENTAL SCHEMES

The land is not currently subject to any environmental schemes.



BASIC PAYMENT SCHEME

The land is eligible to receive the basic payment. The claim for the current scheme year has been made and the monies received will be retained in full by the claimant.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Insofar as we are aware, there are no public rights of way across the land.

Please note that the Vendor will reserve a right of access along the access track and through the farm steading to access the adjoining fields.

BOUNDARY LIABILITIES

Boundary liabilities, where known, are shown by means of an inward-facing "T" mark on the Sale Plan.

OVERAGE

The property is sold subject to a clawback clause in favour of the vendors (and their successors in title) entitling them to a further payment on the grant of planning permission for anything other than the current use, equivalent to 30% of uplift in value for a period of 25 years.

PLANNING MATTERS

The standard Raby Estate restrictive covenants will apply to the property regarding erection of any permanent buildings, change of use or development.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

LOCAL AUTHORITY

Darlington Borough Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

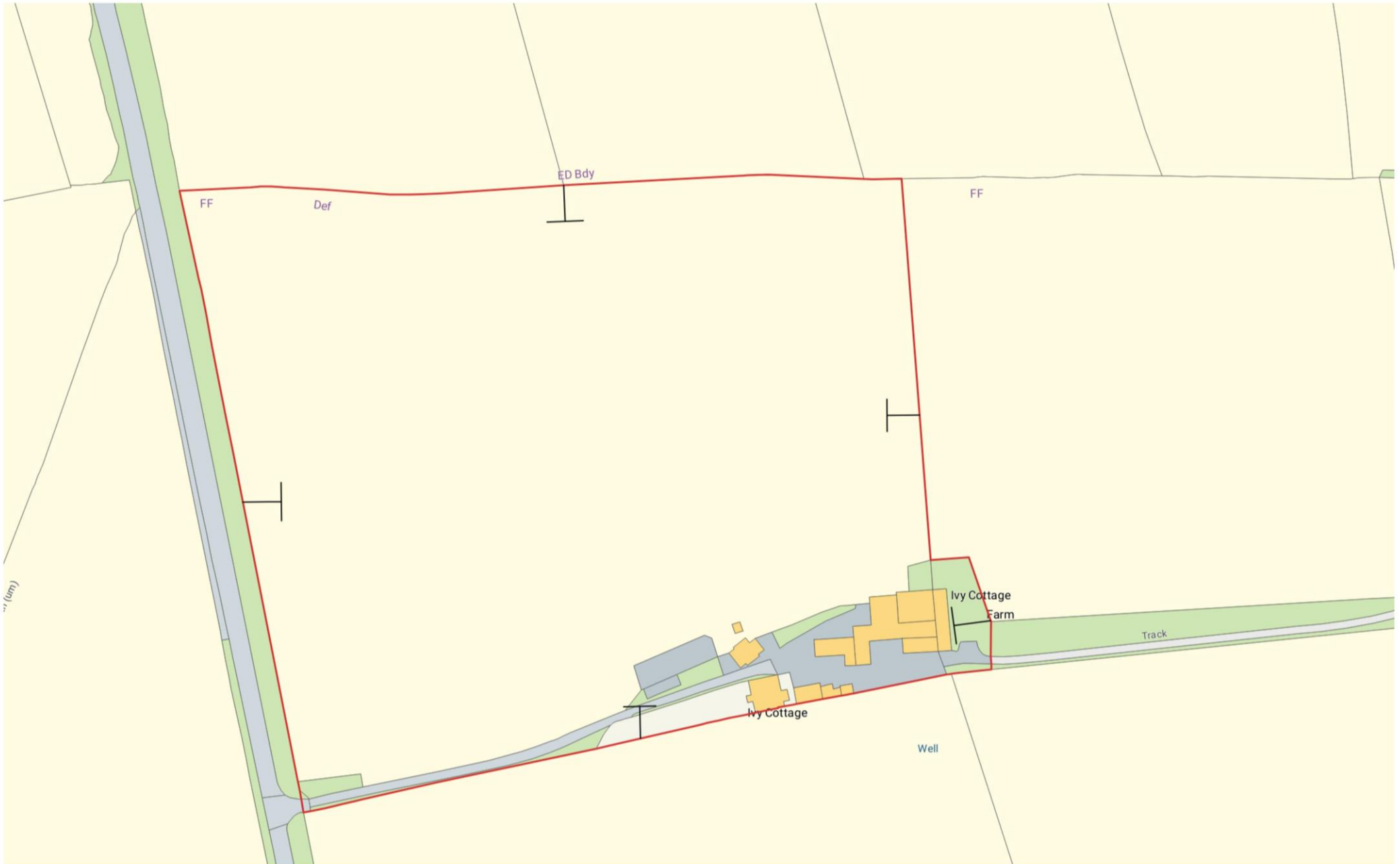
VIEWINGS

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Sedgfield on 01740 622100.

Particulars prepared: August 2023

Photographs taken: August 2023

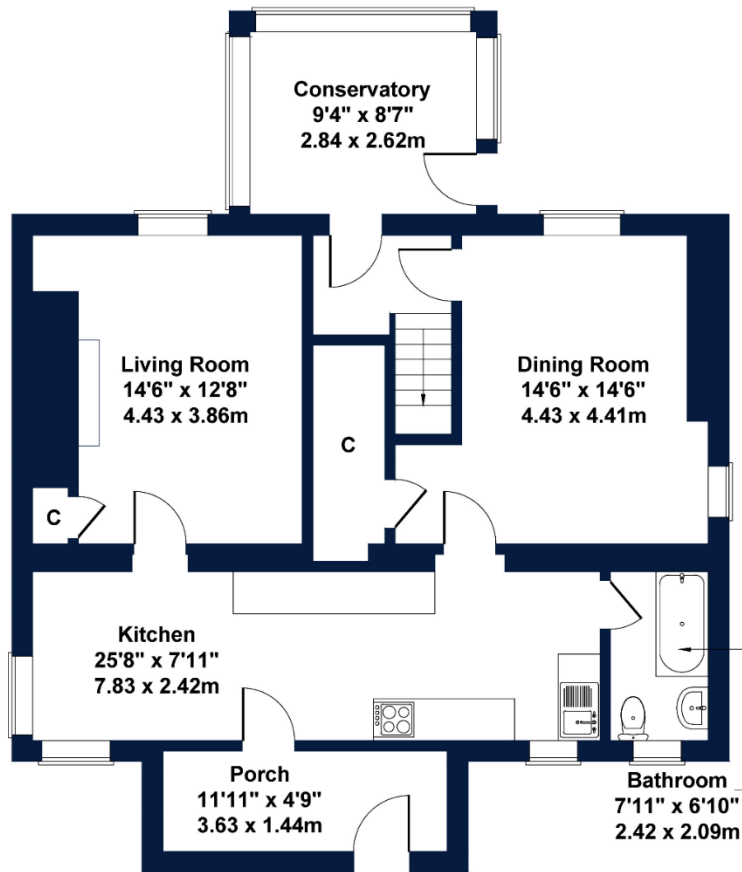




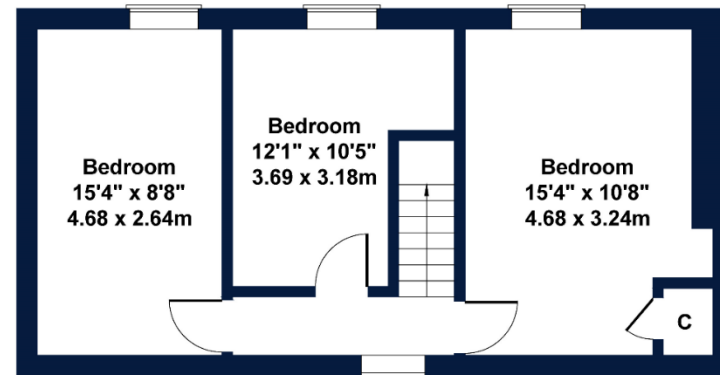
Ivy Cottage Farmhouse, Burnthouses, Co Durham, DL2 3AN

Approximate Gross Internal Area

1410 sq ft - 131 sq m



GROUND FLOOR



FIRST FLOOR

PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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