



North Farm,
Summerhouse, Darlington, DL2 3UD

youngsRPS 

**North Farm
Summerhouse
Darlington
DL2 3UD**

Guide Price: £775,000

For sale as a whole by private treaty

A rare opportunity to purchase a significant farmhouse with development potential comprising 6 bedroom traditional farmhouse with outbuildings, detached traditional stone byre and walled orchard/garden. Offered as a whole.



- Period farmhouse
- Detached stone byre
- Enclosed walled garden and orchard
- Semi-rural village location
- EPC - E



LOCATION

North Farm is situated in Summerhouse, a popular village located within the Borough of Darlington. It is approximately 5 miles from Staindrop, 6 miles from Darlington, road access nearby to the A66, A1 (north and southbound) and within an hour's travel distance to Newcastle upon Tyne, York and Teesside. The East Coast mainline railway is available at Darlington and Northallerton. International airports are located at Teesside and Newcastle upon Tyne.

DESCRIPTION

THE FARMHOUSE

This is a period, well-proportioned and attractive stone built farmhouse with accommodation over two floors as follows:

Ground Floor

Front Entrance Hall

Living Room (4.40 m x 4.34 m) with bay window to the west, open fireplace.

Office (5.37 m x 2.90 m), south facing room.

Rear Utility (5.22 x 3.98 m), north facing previously utilised as a craft room.

Understairs Pantry

Return staircase to the first floor



Sitting Room (5.71 m x 4.09 m), open fireplace with solid fuel burner.

Cloakroom having low level flush WC with wash handbasin and built in storage cupboard.

Inner Hall with back staircase to first floor level.

Walk in Pantry (4.11 m x 1.84 m).

Kitchen (4.51m x 4.14 m) with a range of floor and wall mounted units, integral sink unit, granite working surfaces, integral sink unit and dishwasher, 4 oven AGA.

Boot Room and Boiler Room providing side and rear entrances, further sink unit, Worcester oil fired central heating boiler.

First Floor

Landing

Bedroom 1 (4.42 m x 6.30 m) to the front.

Bedroom 2 (5.40 m x 2.93 m) south facing.

Bedroom 3 (4.56 m x 3.90 m).

Shower Room with 3 piece suite comprising quadrant cubicle, Triton electric fitted shower, low level flush toilet, wash handbasin and chrome towel rail.

Through Bedroom (6.34 m x 4.11 m) with aspect to the front.

Inner Landing

Bedroom 5 (4.17 metres x 3.01 metres).

Bedroom 6 (4.70m x 3.85m).

Separate Bathroom and Shower Room



External

Front side and rear gardens, large yard, detached stone store and greenhouse.

DETACHED STONE BYRE

Situated against the village road and enjoying a quiet courtyard, the byre offers a potential development opportunity to create a detached dwelling or use annexed to the main dwelling.

WALLED GARDEN

This is an attractive established orchard and fruit garden lying to the north of the farmhouse with a variety of mature fruit trees and soft fruit bushes. Access is gained on foot from the front courtyard and by vehicle from the rear.

ACCESS

Vehicular Access to the farmhouse and the Walled Garden is provided by means of a shared private road leading to the rear courtyard and with an existing gated access to the walled garden. There is access available to the byre and walled garden from the front yard.



SERVICES

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

METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole.

All interested parties should register their interest with YoungsRPS to be kept informed as to how the sale will be concluded. Please direct expressions of interest to the Sedgfield Office.

COUNCIL TAX BAND

North Farm is assessed as Band F.

EPC RATING

North Farm has an EPC Rating of E.

COSTS

Each party is to bear their own costs.

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.



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.

PUBLIC RIGHTS OF WAY

As far as we are aware, there are no public rights of way across the property.

ACCESS

The Vendor will grant the Purchaser(s) a right of access over the access road to the rear of the property. The Estate will retain ownership to access land and buildings to the rear.

MINERAL AND SPORTING RIGHTS

The Sporting and Mineral rights are included in the sale, only in so far as they are owned.

BOUNDARY LIABILITIES

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

PLANNING MATTERS

- a) The standard Raby Estate restrictive covenants will apply to the property regarding erection of any permanent buildings, change of use or development.
- b) Pre-application planning advice has been sought regarding Lot 2, the detached Barn (23/00050/PREAPP).

DESIGNATIONS

The property is situated within Summerhouse Conservation Area.

TENURE

The property is available freehold as a whole with vacant possession on completion of the sale.

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

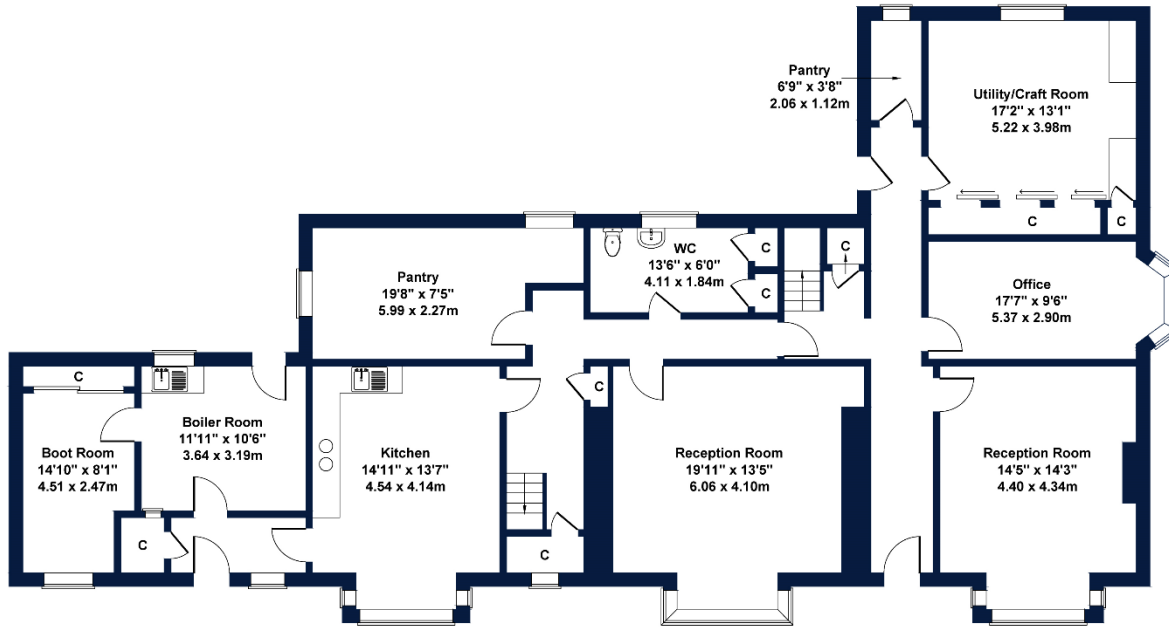
Photographs taken: August 2023



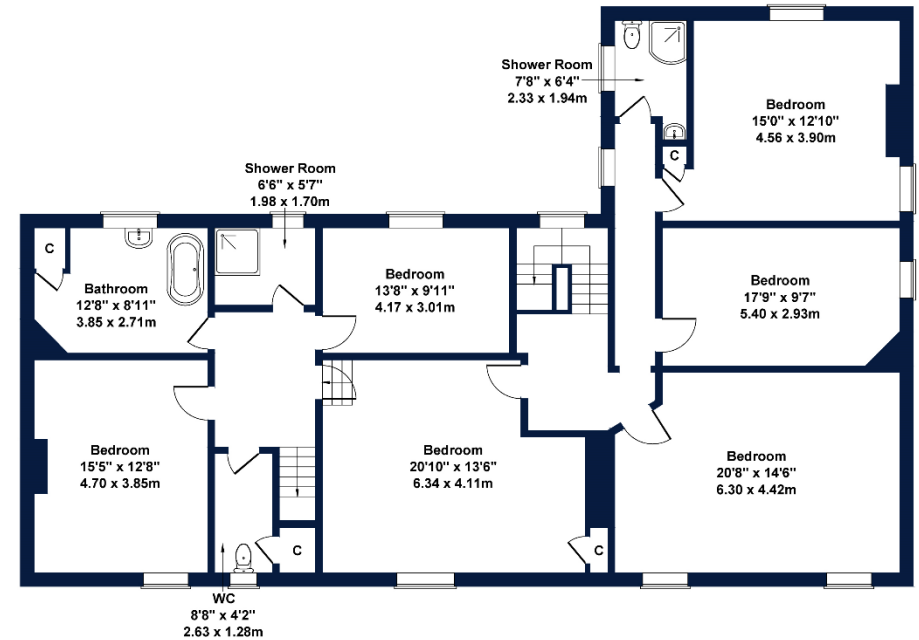


PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

North Farm, Summerhouse, Darlington, DL2 3UD
 Approximate Gross Internal Area
 4047 sq ft - 376 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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