



SUNDIAL FARMHOUSE, BISHOPTON, STOCKTON-ON-TEES
DURHAM, TS21 1HG



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STOCKTON-ON-TEES, DURHAM, TS21 1HG

A perfect lifestyle or equestrian opportunity with detached farmhouse, attractive, timber clad farm building and grassland extending as a whole to 5.37 acres (2.17 hectares). Offering a quiet and secluded rural location close to the desirable village of Bishopston, within close proximity to Darlington, Stockton on Tees, the A66, A1(M) and A19.

- 4 bedroom family property
- Attractive, wood clad, general purpose building
- 5.37 acres of grassland
- 4kW solar array
- Outstanding views to Roseberry Topping
- Agricultural smallholding opportunity

FOR SALE AS A WHOLE BY PRIVATE TREATY

GET IN TOUCH

youngsRPS, 50 Front Street, Sedgfield, Stockton-On-Tees, TS21 2AQ

01740 622100

sedgfield@youngsrps.com





LOCATION

Sundial Farmhouse is located just to the west of the attractive village of Bishopton. Bishopton offers a range of local amenities including a primary school, two pubs, a church and a local bus service. There are excellent road links to the local towns of Darlington (7 miles to the south), Stockton on Tees (7 miles to the east) and Sedgefield (7 miles to the north).

There is an East Coast Main Line railway station at Darlington offering daily services to London and Edinburgh. There are international airports at Teesside and Newcastle.

DESCRIPTION

Sundial Farmhouse is an ideal agricultural small holding offering 5.37 acres of grassland along with farmhouse and building within a ring fence. The property has an enviable rural position whilst also benefiting from excellent road links to nearby towns and villages.

Sundial Farmhouse is a detached, brick built property offering spacious living accommodation downstairs.

From the recently installed hardcore driveway, the front door opens to an inviting entrance hall with staircase to the first floor. To the rear there is an everyday entrance from the garden to a utility and boot room with onward access to the family kitchen and garage. In addition to the kitchen and utility room, the living accommodation downstairs includes a recently redecorated sitting room with south facing bay window, dining room, office and fifth bedroom/family room. There is also a really useful, integrated double garage with two electric garage doors installed.

Upstairs, there are four well proportioned double bedrooms arranged across the first floor. All of the bedrooms are finished with a bright and tasteful natural style and benefit from far reaching views. The master bedroom benefits from an ensuite shower room which has been finished to a high standard with modern fittings. There is a family bathroom which has been recently installed with high end modern fittings. The loft has been partially boarded and has a ladder to provide easy access to this storage space.

There is a large, lawned garden to the rear proving private family space which is easily accessible from the utility room and kitchen. The perfect garden for entertaining or enjoying evening sun with the family.

BUILDING

An agricultural storage building has recently been erected for the storage of food, equipment and livestock. This is an attractive, timber framed barn with timber cladding extending to 12.27 metres by 5 metres. The building has a concrete floor and has been finished to a high standard, providing useful storage space for a variety of items, or could be easily altered to house livestock with the addition of gates.

THE LAND

The land extends as a whole to 5.37 acres and is predominantly made up of good quality, well established permanent grassland. There is a newly planted orchard and shelter belt woodland as well as an area used housing outdoor pigs and chickens. This really is an opportunity to live the good life!

RENEWABLES

Sundial Farmhouse benefits from a 4kW solar panel array on the south-facing side of the roof. This system has a maximum daily output of 30kWh and is also used to heat the hot water, enhancing the energy efficiency of the property and significantly reducing running costs.

SERVICES

Mains water and electricity, foul drainage to a private septic tank. Central heating is powered by a 5 year old oil boiler which has been serviced by the supplier every year since installation and has 5 years warranty remaining. Hot water is heated via a combination of the oil boiler and the solar PV system.

ACCESS

Access is taken along a newly installed driveway directly from the public highway at the point marked with an A on the sale plan included within these particulars.

A second access point is available to the west, across the neighbouring property which is owned by a third party. There is a right of way along the route shown by means of a hatched green line on the sale plan included within these particulars for all purposes.

PLANNING - AGRICULTURAL OCCUPANCY CONDITION

The farmhouse is subject to an agricultural occupancy condition stating:

“that occupation of the proposed dwelling shall be limited to a person employed or last employed in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry, or a dependent of such a person residing with him (but including a widow or widower of such a person).”

EASEMENTS AND WAYLEAVES

The property 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 a competent authority pursuant to statute.

MINERAL RIGHTS

The mineral rights are in hand and included with the freehold interest.

RESTRICTIVE COVENANTS AND OVERAGE

For the avoidance of doubt, the vendor is not imposing any restrictive covenants, overage arrangements or similar on the property.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

Plans included within these particulars are not produced to scale and are for identification purposes only.

EPC RATING

The current Energy Performance Certificate rating for Sundial Farmhouse is C.



LOCAL AUTHORITY

Darlington Borough Council.

COUNCIL TAX

Sundial Farmhouse is assessed as Council Tax Band C.

TENURE

The property is available freehold with vacant possession on completion.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identity to comply with Anti-Money Laundering Regulations in the form of having sight of the purchaser's passport or driving licence, together with a recent utility bill as proof of residence.

COSTS

Each party will be responsible for bearing their own costs.

VIEWINGS

Viewing of the property is strictly by appointment only, arrangements can be made by contacting YoungsRPS Sedgefield office on

Tel: 01740 622 100

Email: sam.harris@youngsrps.com

Email: joanne.metcale@youngsrps.com

NOTES

Particulars prepared September 2025.

Photographs taken in September 2025.

GET IN TOUCH

youngsRPS, 50 Front Street, Sedgefield, Stockton-On-Tees, TS21 2AQ

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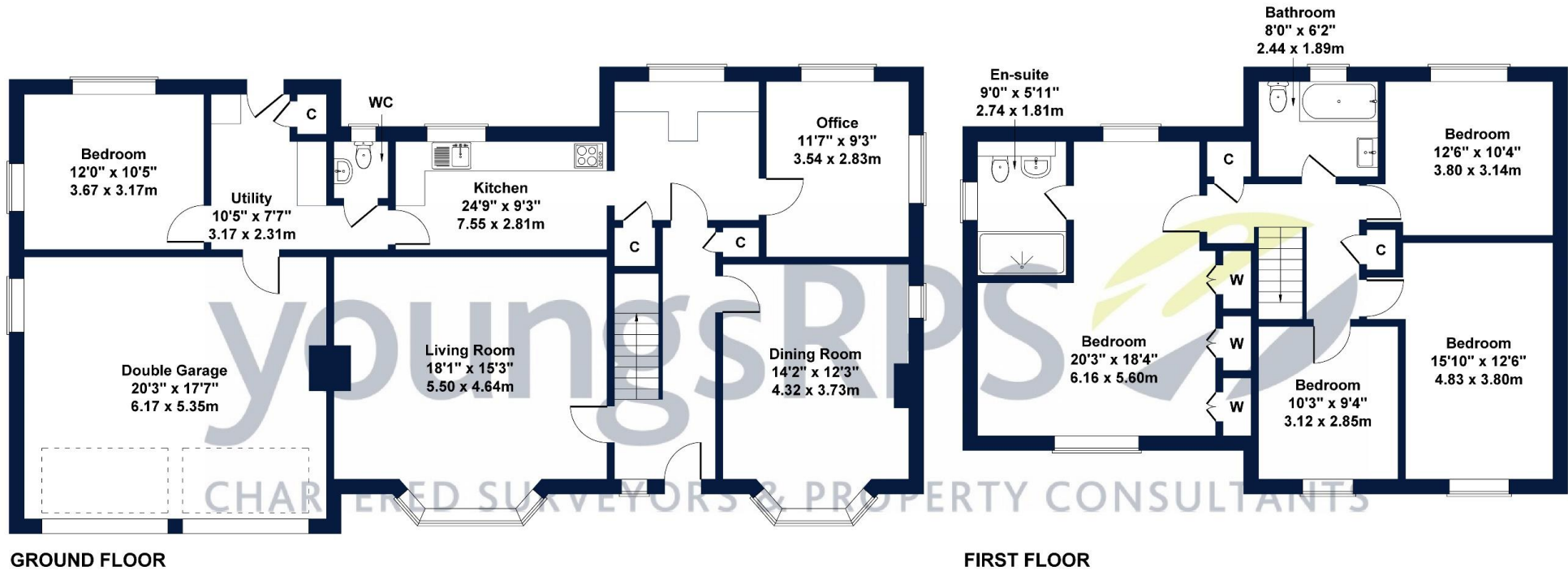
sedgefield@youngsrps.com



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Approximate Gross Internal Area

2465 sq ft - 229 sq m

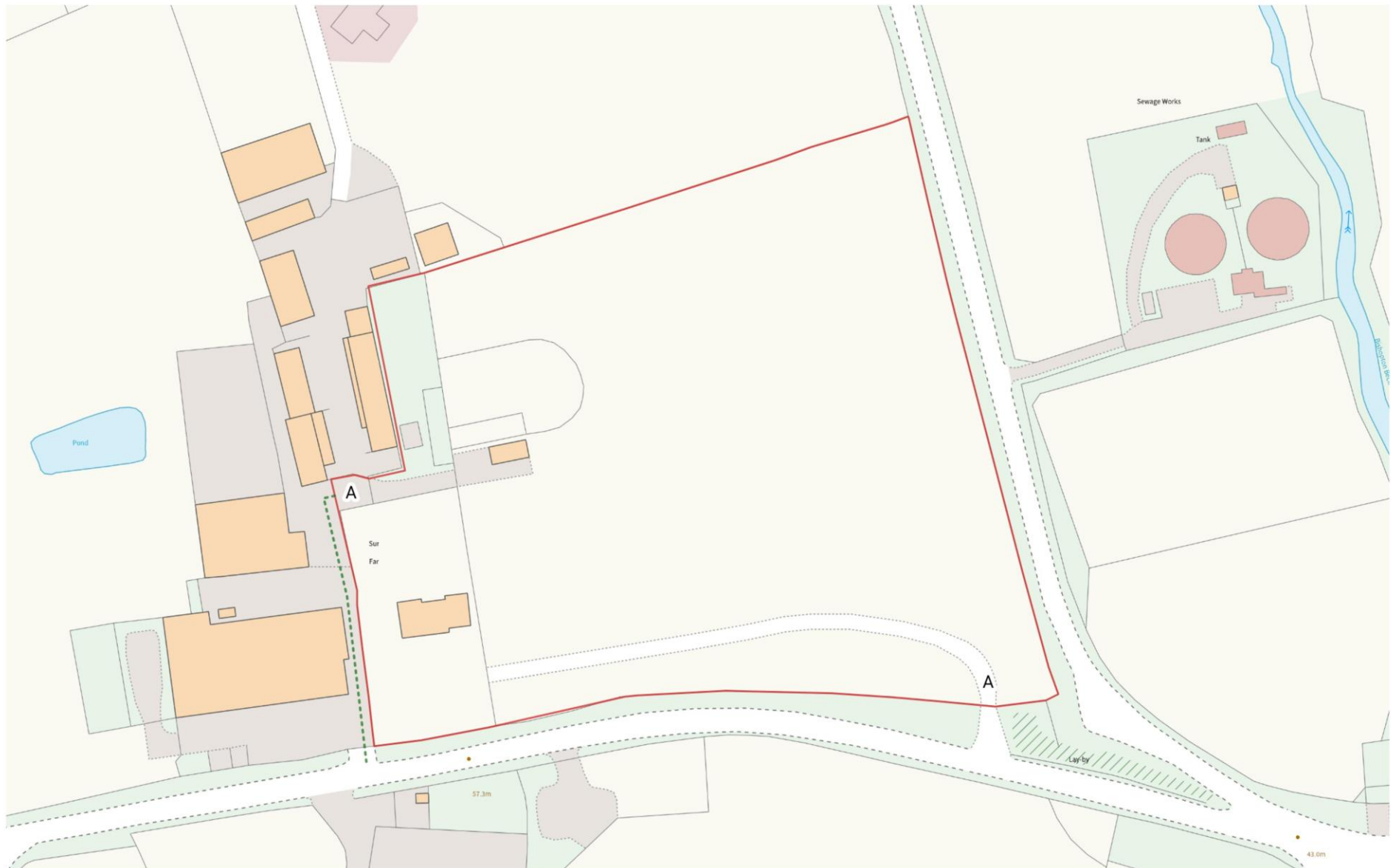


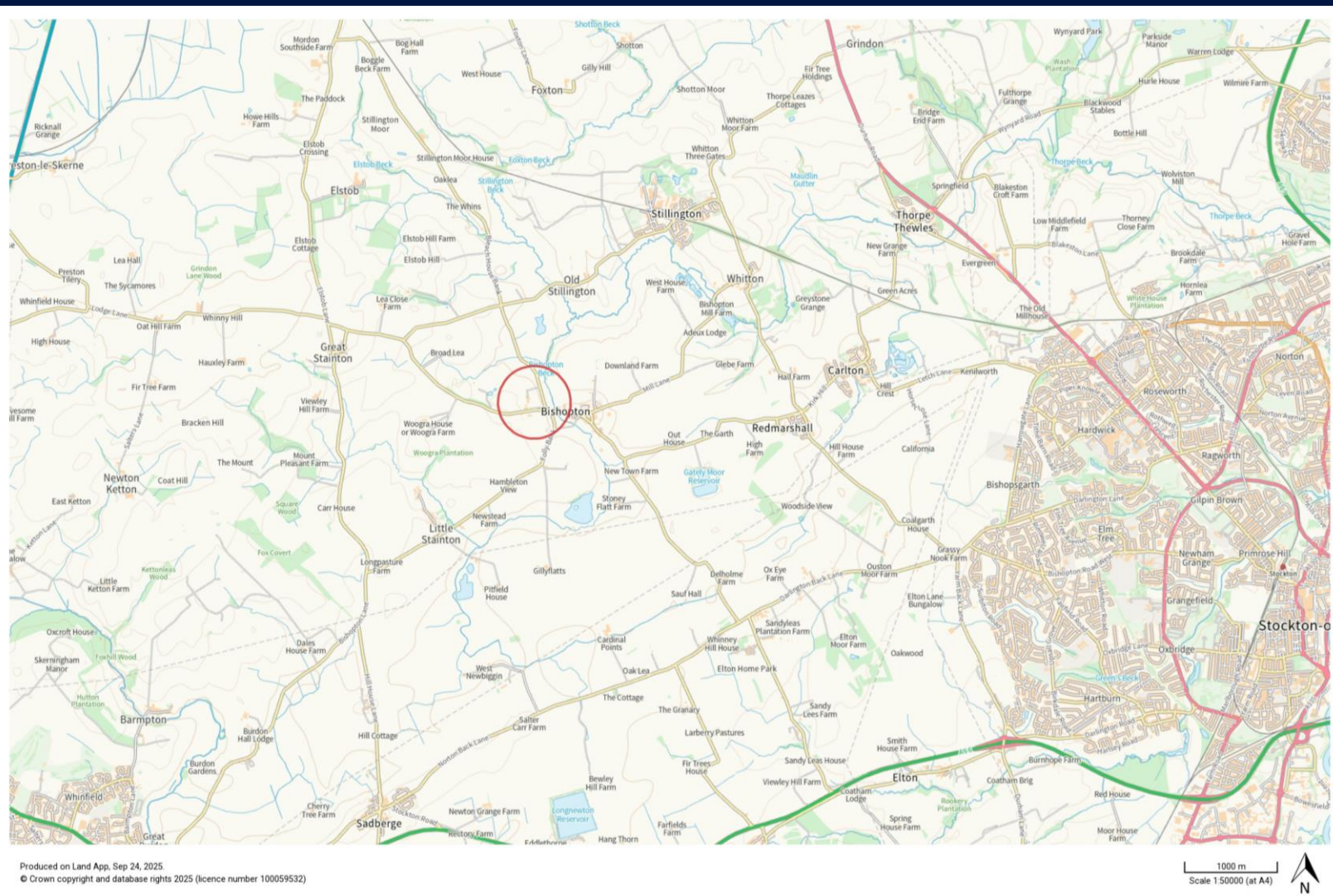
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Sale Plan





www.youngsrps.com
Sedgefield 01740 622100



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.