



## The Stables,

Hunstanworth Farm, Hunstanworth, County Durham, DH8 9UE

Guide Price: £185,000

A fantastic opportunity to purchase a traditional single storey barn with planning permission for conversion into a residential dwelling, pleasantly situated within the picturesque village of Hunstanworth.

- Fantastic development opportunity
- Single storey barn
- Full planning permission
- Services connected
- Charming village location
- Countryside setting
- Traditional stone and slate construction
- Grade II listed

**Tel: 01434 608980**

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

A fantastic opportunity to purchase a Grade II listed, traditional single storey barn with planning permission for conversion into a residential dwelling, pleasantly situated within the picturesque village of Hunstanworth.

The barn is of traditional stone and slate construction and has been very well maintained.

## PLANNING PERMISSION

Full planning permission and heritage approval for conversion into a two bedroom single storey residential property. Plans available to view. Durham County Council planning reference 3/2004/0951.

## LOCATION

Hunstanworth is a small picturesque village in County Durham, situated south of Blanchland in an area of Outstanding Natural Beauty approximately 12 Miles South of the Market Town of Hexham.

The village was designed and built around the original 1781 parish church.

## SERVICES

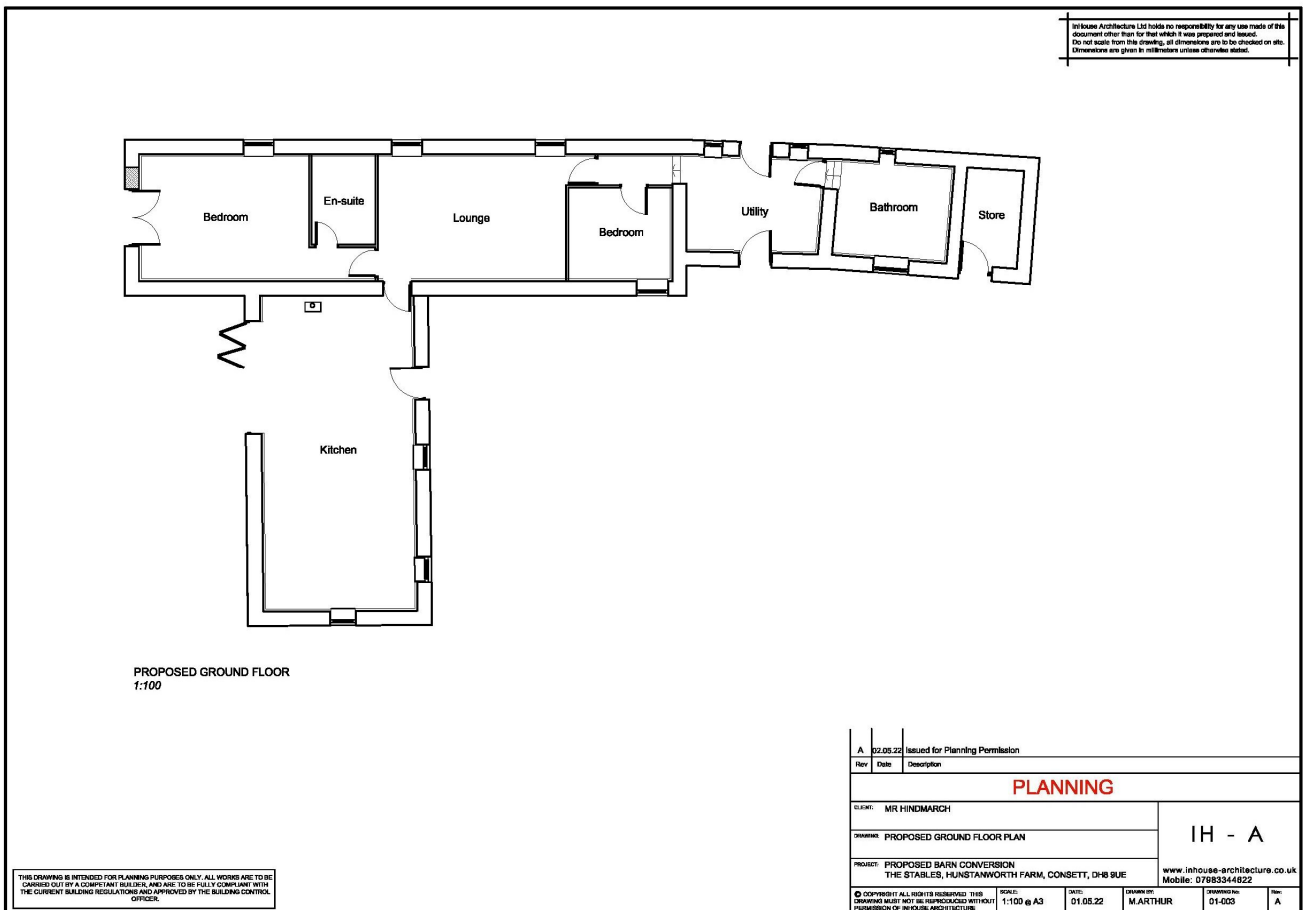
Fully serviced with drainage, water, sewerage and electricity connections.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

## FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



**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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