

Rutherford Farm

SCARGILL | BARNARD CASTLE | COUNTY DURHAM



FINEST
PROPERTIES



A handsome Georgian farmhouse with barn and approximately six acres

Barnard Castle 4.2 miles | Richmond 15.8 miles | A1 (M) Scotch Corner 14.4 miles
Darlington Rail Station 22.2 miles | M6 J38 Tebay 34.1 miles | Durham City Centre 42.9 miles





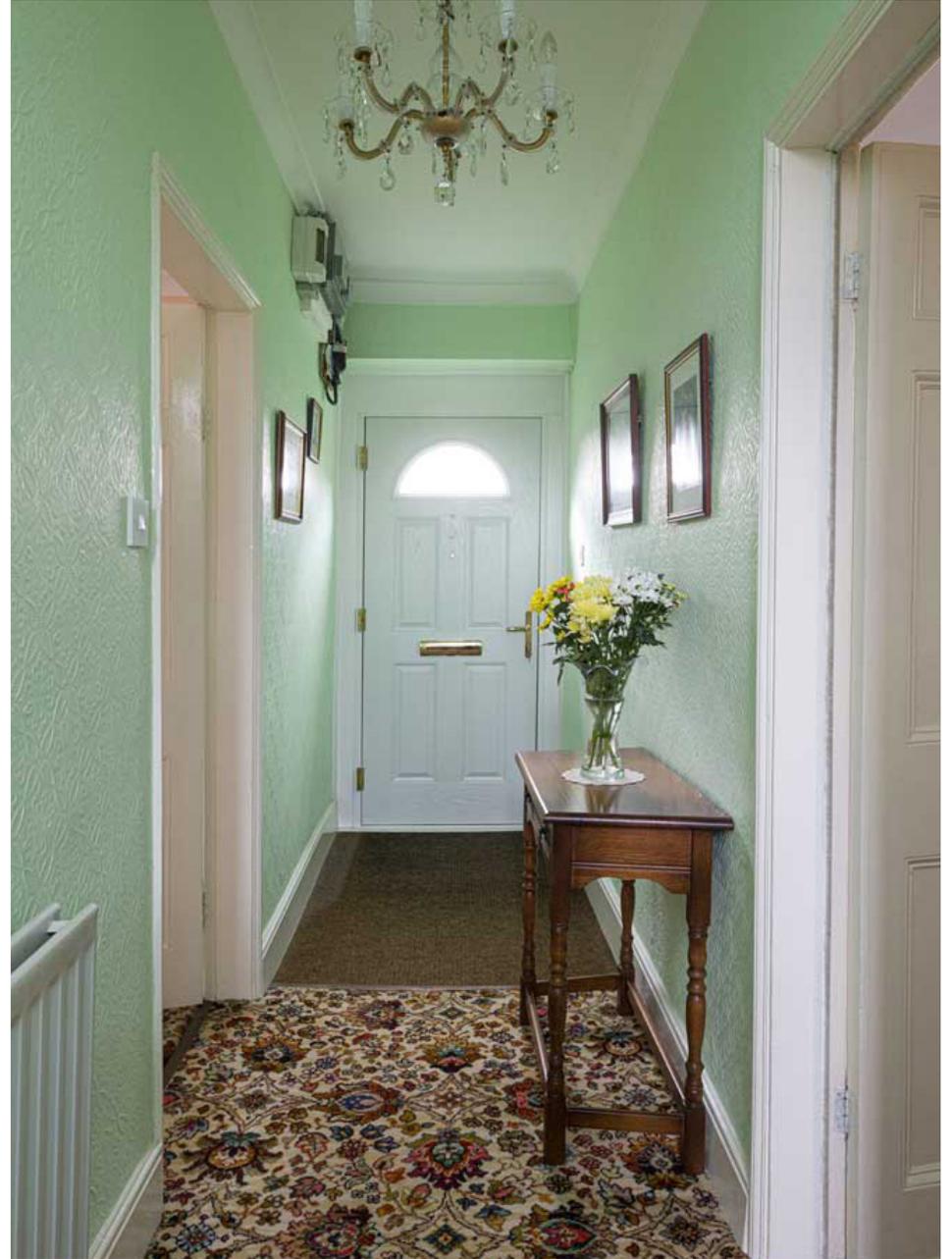
Accommodation in Brief

Sitting Room | Study/Garden Room | Dining Room | Living Room
Kitchen | Utility Room | Store Room | Boot Room | WC
Four Bedrooms | Bathroom | WC

Cellar

Barn comprising Workshop | Store Room | Log Store







The Property

Set amidst serene open countryside and just a short distance from historic Barnard Castle, Rutherford Farm is a delightful country home dating back to the 1800s. It features beautifully maintained mature gardens and a generous expanse of land extending to approximately six acres, comprising both meadow and paddock. The property benefits from enviable panoramic views of the surrounding countryside, overlooking heather moorland and the local Stang Forest.

Inside, the property showcases well-proportioned and brightly lit living areas. The ground floor boasts four excellent reception rooms, providing ample space for entertaining guests and allowing flexibility in configuring the living spaces. In addition to the reception rooms, the property also includes the practicality of a large storeroom, utility room, and boot room.

Both the sitting room and living room are warm and welcoming, with the main living room featuring a cast-iron wood burner and the sitting room showcasing an attractive marble, period fireplace. The kitchen is equipped with a breakfast bar, electric oven, dishwasher, and fridge. A unique circular staircase provides access to a sub-level cellar, offering additional space and potential to the property.

Ascending to the first floor, the bedroom accommodation is similarly well-proportioned, featuring four spacious bedrooms, all serviced by the main family bathroom with shower and bath. Each bedroom benefits from excellent views over the surrounding vistas and encircling gardens. Three of the bedrooms boast substantial storage space via fitted wardrobes.









Externally

Externally the property excels, featuring a lovingly maintained mature garden that wraps around the house. Fruit trees, lilac trees, circular raised beds, and a richly planted herbaceous border create a wonderful retreat. Adding to its charm, a pergola bound in honeysuckle and a lovely south-facing seating area are perfect for long summer afternoons.

The land comprises and small area of grass to the front of the property and a field to the rear, with mains water supply and road frontage. The field is mowable and currently set to pasture.

In addition to its expansive land, Rutherford Farm also includes a versatile stone outbuilding, currently utilised as a workshop, additional storage space, and a log store.





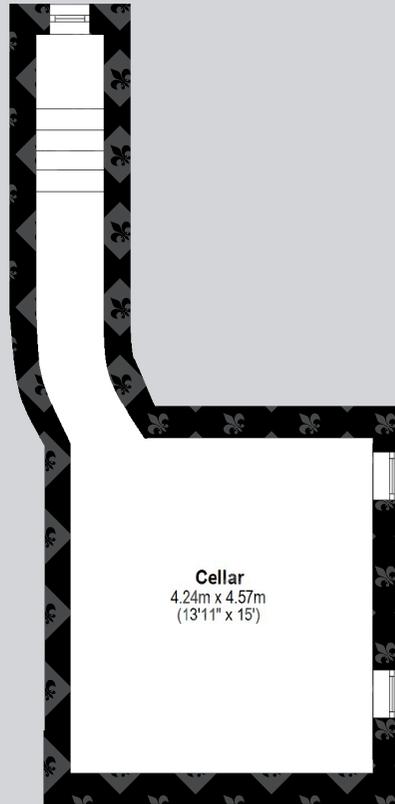
Local Information

Located near the quaint village of Scargill in County Durham, this property is surrounded by the expansive North Pennines Area of Outstanding Natural Beauty and perfect for enthusiasts of outdoor activities like walking, cycling, and horse riding. Nearby, the stunning High Force and Low Force Waterfalls and the Tees Valley Railway Path offer excellent recreational opportunities. Scargill is close to Barnard Castle, which boasts a variety of shops, banks, a hospital, and cultural venues like the renowned Bowes Museum. The area is vibrant with community events and close to the North Yorkshire Moors and Lake District National Park.

Educational opportunities in the area include a nursery and primary school in nearby villages, while secondary education can be accessed at Teesdale School in Barnard Castle. The prestigious Barnard Castle School offers private education for ages 4-18, including both a Prep School (4-11 years) and Senior School (11-18 years).

For commuters, the A66, A67, and A1(M) motorways provide excellent connections to the North East, North West, and Yorkshire regions. Rail services are available from Darlington, offering mainline routes north and south. Both Teesside International Airport and Newcastle International Airport are within a reasonable distance, facilitating broader travel.

Floor Plans

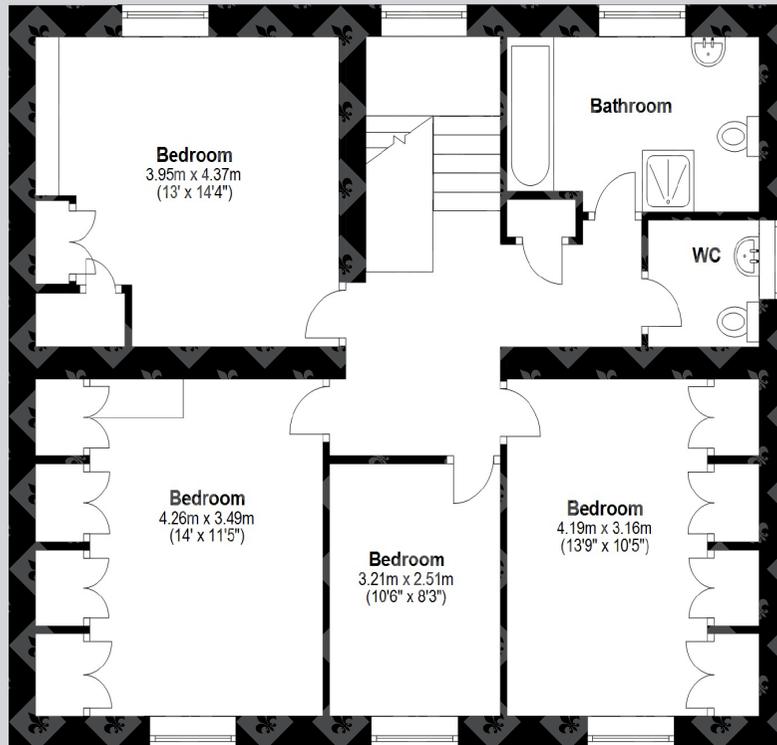


Cellar

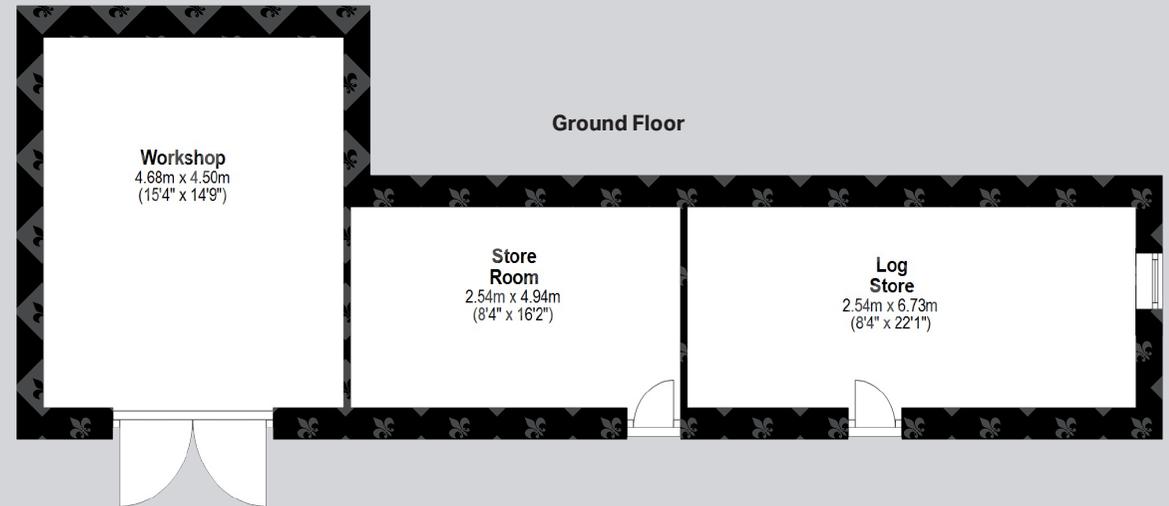


Total Area: approx. 321.3 sq. metres (3458.7 sq. feet)

Floor Plans



First Floor



Ground Floor

Total Area: approx. 321.3 sq. metres (3458.7 sq. feet)

Directions

From the A66 directly south of Barnard Castle, take the junction signposted to Scargill.
Follow this road for approximately a mile and Rutherford Farm can be found on the right-hand side.

Google Maps what3words



///paraded.registry.confetti

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Private water supply from a bore hole located on the property – this also supplies other nearby properties.

Mains electricity & Oil-fired boiler.

Postcode

DL12 9SX

Council Tax

Band E

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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