

Lowburn Farm

FRONT STREET | IRESHOPEBURN | COUNTY DURHAM



FINEST
PROPERTIES



A former Dales farmhouse in a peaceful location set
back from the main road

Stanhope 8.3 miles | Wolsingham 13.9 miles | Durham City Centre 28.7 miles
Newcastle City Centre 34.6 miles | Newcastle International Airport 37.8 miles





Accommodation in Brief

Ground Floor

Sitting Room | Dining Room | Kitchen/Breakfast Room
Utility Room | WC

First Floor

Principal Bedroom with En-suite Bathroom
Two Further Bedrooms | Shower Room

Second Floor

Flexible Attic Room/Fourth Bedroom

Externally

Detached Double Garage | Parking | Barn | Outbuildings | Gardens







The Property

Lowburn Farm and included outbuildings form part of a former Dales farmstead. The property was the subject of a restoration twelve years ago. It was stripped back to four walls. The roof, roof timbers and chimney stacks were replaced. The floor joists and internal timbers were replaced. The plumbing and electrics were fully renewed. The ground floor has stone floors. Connections to the sewer, mains water, electricity and telephone are new. Reclaimed materials were used where possible and many of the original features were kept when uncovered. A high level of installation was installed to the roof, outside walls and floor. Replacement windows are in a maintenance free PVC but sash style. The exterior of the house was repointed and has the benefit of heritage cast iron guttering. The boundary walls have all been rebuilt. The extensive works carried out should provide many years of low-cost enjoyment of the property.



A flagstone path leads through the garden to the front door and the entrance lobby with the reception rooms either side. These face south and have window seats. Both have exposed stone walls, flagstone floors and ceiling beams. The sitting room has a fixed oak dresser to the left of an inglenook fireplace housing a multifuel stove. The kitchen has a farmhouse feel with fixed seating allowing everyday dining and a modern energy efficient electric Aga. There is a utility room off the kitchen with space for white goods and this leads to a WC.

There are three double bedrooms on the first floor. The principal bedroom has two fitted wardrobes. The en-suite features a freestanding roll-top bath. Also on this floor is a shower room with walk-in shower.

The second floor is approached via a door from the landing and up a bespoke oak staircase. The attic has exposed roof timbers and offers additional bedroom or living space.



Externally

The property has gardens to the front, side and rear. There is a large hay barn adjoining the house. The property has an extensive range of outbuildings providing a number of uses and potential. The hay barn and the double garage have been fully refurbished including new floors, timbers and the joinery has been replaced. Both have light and power. The other outbuildings are in a good state of repair.

A detached double garage offers convenience and practicality, and there is also an area adjacent to the garage on which Lowburn Farm holds an easement for additional parking.





Local Information

The nearby village of St John's Chapel, one mile away has a church, primary school, two pubs, a Co-op store, café, doctors' surgery and two community halls. All the villages in the Dales have village halls offering a wide range of community activities such as crafting, bowls, history and garden clubs etc. There is a two hourly bus serving the dale. Stanhope just over eight miles away has a wider range of amenities i.e. health centre, butcher, baker, greengrocer, travel agent and hardware shop.

Whilst the property offers scope for home working, the commuter cities of Newcastle, Durham and Darlington are about an hour's drive away.

From Lowburn walks into the surrounding countryside and moors are possible without using the car. However, being centrally placed The Lake District, Northumberland, the East Coast and the Yorkshire Dales are an easy day out.

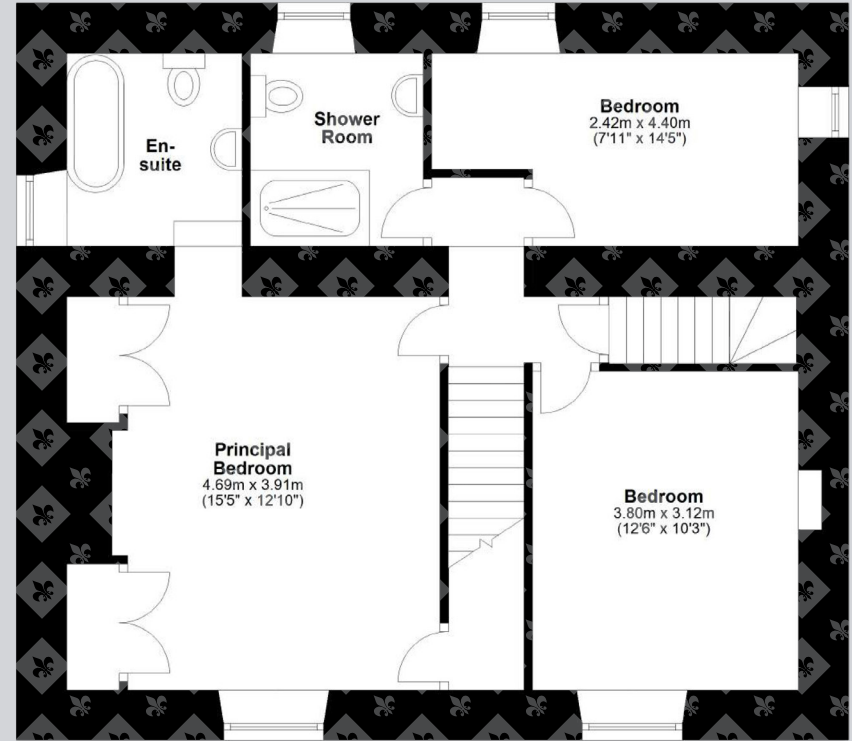


Floor Plans

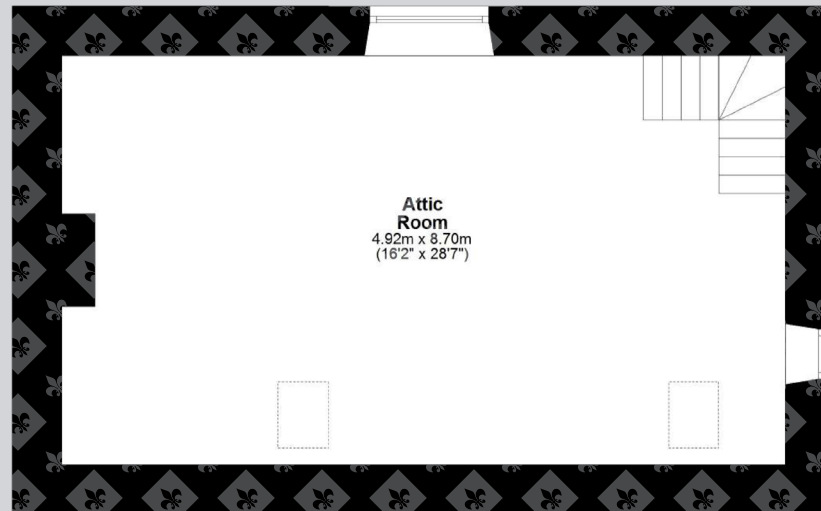
Total area: approx. 176.4 sq. metres (1899.1 sq. feet)



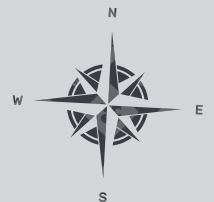
Ground Floor



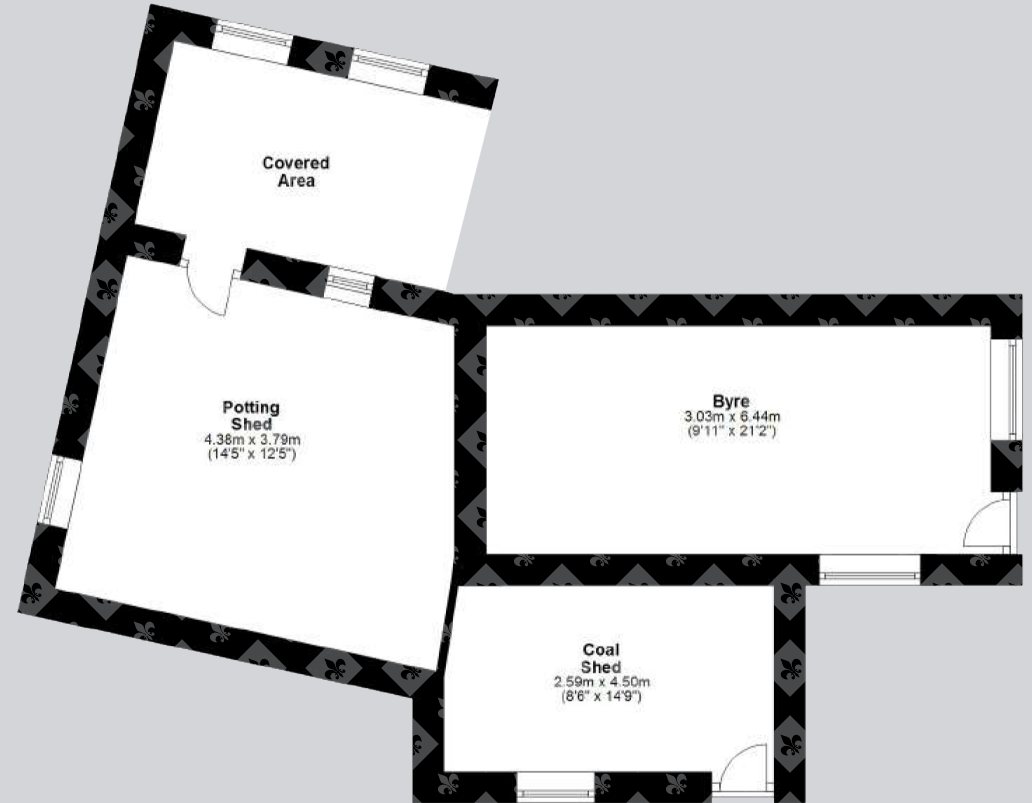
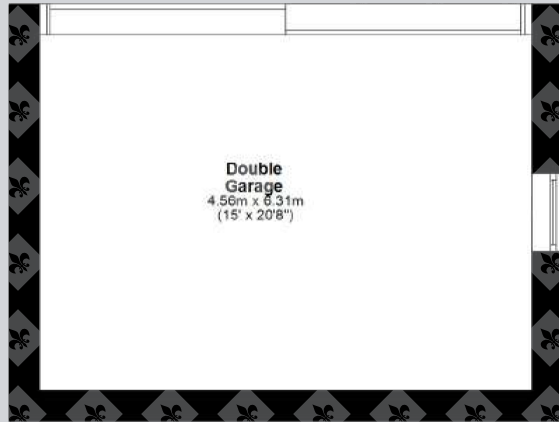
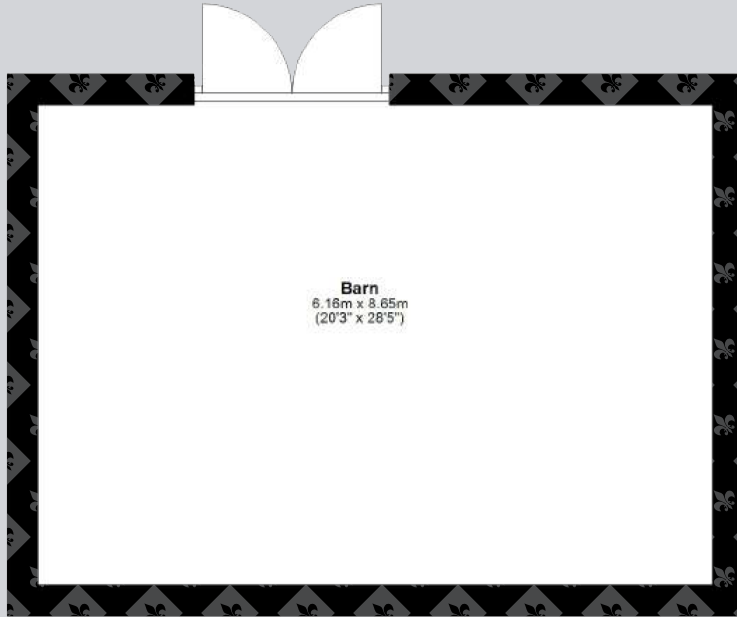
First Floor



Second Floor



Total area: approx. 146.0 sq. metres (1572.0 sq. feet)



Ground Floor

Directions

From Durham take the A690 heading west to Crook, then continue west on the A689 passing through Wolsingham and Stanhope. Continue through Eastgate, Westgate and St John's Chapel to reach Ireshopeburn. From Alston, head east on the A689 passing through Nenthead, Lanehead and Wearhead then onwards into Ireshopeburn.

In the centre of the village, 75m east of Stony Path and 200m west of Anita's Way, there is a turn onto a gravelled lane (heading north) marked with a "Public Footpath" sign and just beside a bus stop. Follow the lane for around 50m and the garage for Lowburn Farm is on the right with a parking area immediately behind it. Lowburn Farm is on the right ahead.

Google Maps

what3words



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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

Mains electricity, water and drainage. Hunter Multifuel Stove for central heating.
Electric underfloor heating in kitchen, utility room and WC.

Postcode

DL13 1ET

Council Tax

Band D

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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