

Front Street | Ireshopeburn | County Durham

Lowburn Farm





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

External

Detached Double Garage | Hay Barn | Additional Outbuildings | Parking
Gardens | Land of Approx. 0.32 Acres





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 boasts well-established gardens to the front, side, and rear, complemented by a recent addition of amenity land spanning approx. 0.32 acres (as of January 2025), bordered by a secure fenced perimeter. Lowburn Farm also features an extensive collection of versatile outbuildings, including a newly acquired barn adjacent to an expansive hay barn. These offer a wide range of potential uses and opportunities. The hay barn and the detached double garage have been fully refurbished including new floors, timbers and the joinery has been replaced. Both have light and power. Additionally, there is an adjacent area to the garage, where Lowburn Farm holds an easement for extra 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.

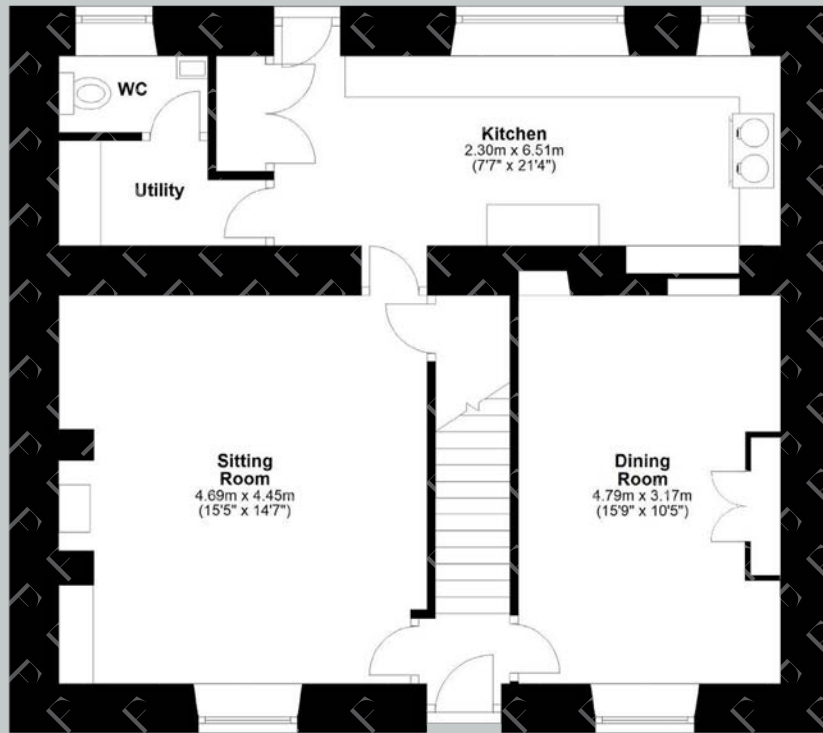
From Lowburn walks into the surrounding countryside and moors are possible without using the car. However, being centrally placed The Lake District, Northumberland, the East Coast and the Yorkshire Dales are an easy day out.



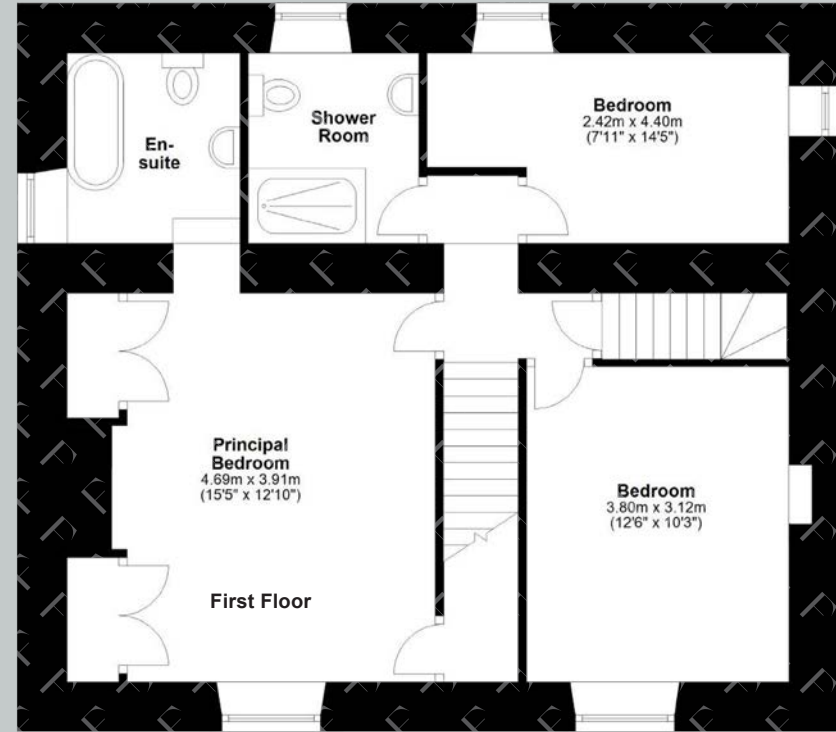


Floor Plans

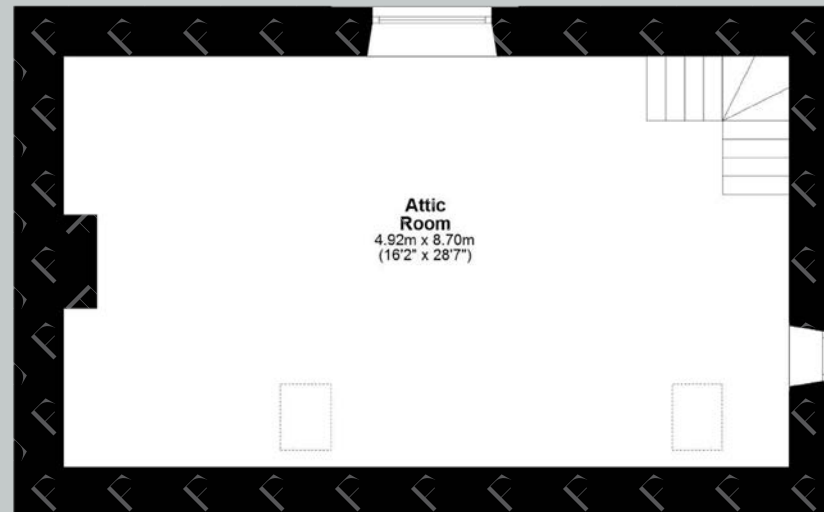
Total area: approx. 176.4 sq. metre (1889.1 sq. feet)



Ground Floor



First Floor



Second Floor



Floor Plans

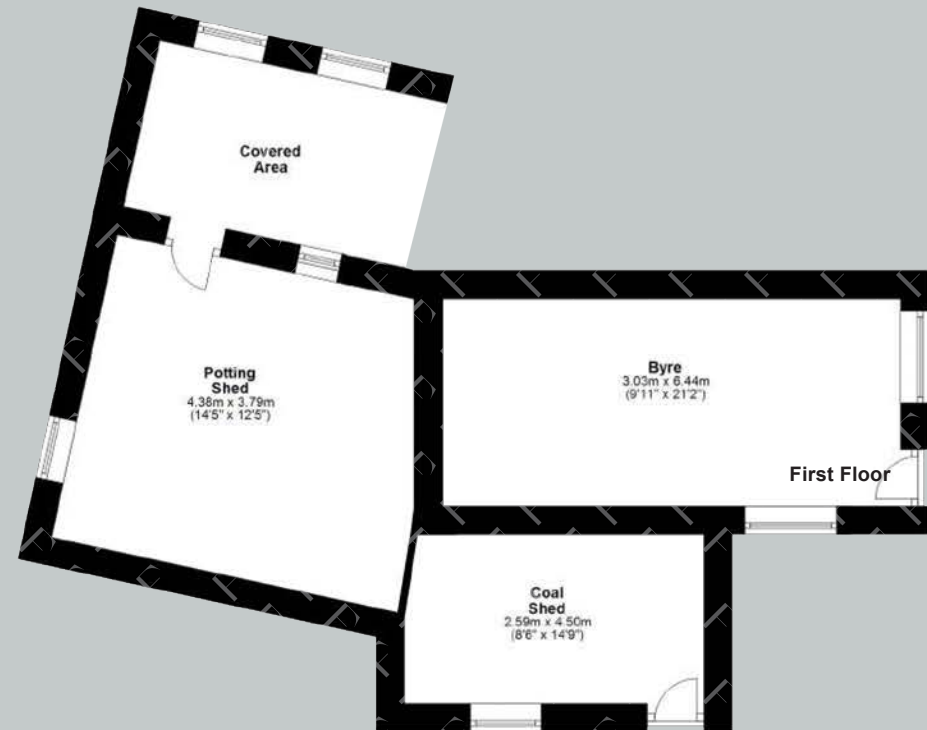


Barn
6.16m x 8.85m
(20'3" x 28'5")

Ground Floor



**Double
Garage**
4.56m x 6.31m
(15' x 20'8")



**Covered
Area**

**Potting
Shed**
4.38m x 3.79m
(14'5" x 12'5")

Byre
3.03m x 6.44m
(9'11" x 21'2")

First Floor

**Coal
Shed**
2.59m x 4.50m
(8'6" x 14'9")



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

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

Council Tax

EPC

Tenure

DL13 1ET

Band D

Rating C

Freehold

Viewings Strictly by Appointment

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Finest

PROPERTIES

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