Mainsfield Farm
Rowley, Consett | County Durham | DH8 9AQ

Consett 3 miles | Durham 14 miles | Newcastle 18 Miles | Hexham 19 miles

Detached farmhouse with land and outbuildings

• Available as a whole or in five lots • 3 Bedroom farmhouse • 2 Spacious reception rooms • Pleasant lawned gardens • Range of outbuildings ripe for development, subject to the necessary consents • No onward chain

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Location
Mainsfield Farm is set within open countryside, though it has close links to the major regional centres and transport network. The rolling countryside adjoining the property offers a wealth of bridle ways, public footpaths and also the coast to coast route which runs along the adjacent railway line, can be enjoyed at any time of the year.

County Durham contrasts rural living with the accessibility to the urban centres of Durham and Newcastle both of which are within 25 minutes drive from this rural property. Durham and Newcastle offer superb facilities including shopping centres and professional services.

Nearby Consett was principally known for its prosperous industry and only 5 minutes by car, offering numerous shops and all local amenities.

Derwent Reservoir is situated on the doorstep of the property and offers picturesque picnic sites, scenic walks which are perfect for a leisurely day and also a host of leisure facilities to be enjoyed.

Lot 1

Mainsfield Farm has a three bedroom detached farmhouse situated amongst open countryside, yet ideally located for the commuter. The property is in need of some modernisation internally, however offers great potential for a spacious family home. The property is also offered for sale with 8.25 Ac (3.33Ha) of adjoining agricultural land.

The main entrance is situated to the front of the property, and leads into an entrance porch providing a space for the removal of coats and boots. An inner door leads into a vestibule with stairs directly ahead to the first floor, and both reception rooms to either side. To the left hand side lies the living room, which enjoys a front aspect view overlooking the garden. The living room is of good proportions and enjoys high ceilings, whilst offering an open grate fire with tiled hearth and surround with feature wooden panels to either side which house storage space.

Returning to the vestibule, the dining room is located to the right hand side which also enjoys views to the front, whilst featuring a further open grate fire with tiled surround and hearth. The dining room also includes a useful storage cupboard, whilst a further door also leads to the under stair cupboard which in turn leads into the pantry/workshop which could be utilised as a further reception room.

The kitchen is also accessed from the dining room and is fitted with a range of wood effect base and wall mounted storage units, topped with laminated work surfaces which incorporates a stainless steel sink with mixer tap. There is space for under counter appliances, whilst there is also an electric eye level oven and grill and 4 burner hob. The ground floor WC is accessed from the kitchen alongside external access to the side of the property.

Returning to the entrance vestibule, stairs rise to the first floor landing. To the left hand side lies the master bedroom which is of good proportions. The second bedroom is located at the end of the first floor landing and is a good sized double including a cast iron feature fireplace. The third bedroom is a single bedroom situated to the front of the property, whilst the family bathroom is located to the rear and is fitted with a white suite comprising low level WC, wash hand basin set upon a pedestal and panel enclosed bath with electric shower over. There is also a further useful storage cupboard situated on the landing.

To the front of the property is a pleasant walled garden which is predominantly laid to lawn with a variety of mature trees and shrubbery. Adjacent to the property is also a detached single garage and further stone built outbuilding.

Lot 2

Comprises of a range of outbuildings including a stone built 2 storey former dairy, stone built single storey barn with lean to and also 2 brick built open sided hay stores. All of which could be ripe for development subject to the relevant consents and permissions.

Lot 3

Lot 3 comprises of agricultural land extending to 14.26Ac. (5.77Ha) with its own road frontage access.

Lot 4

Lot 4 comprises of agricultural land extending to 3.70Ac (1.49Ha) with its own access.

Lot 5

There is additional land extending to 22.16Ac (8.9Ha) situated nearby and accessed from Longedge Road, again with roadside gated access.

Notes
1. The access road to the property is under ownership of Rowley Baptist Church. Mainsfield Farm benefits from a right of access across this.
2. The property, buildings and majority of land surround Rowley Baptist Church
3. There may be an option to slightly change the lotting
Basic Payment Scheme
The land is sold with the benefit of entitlements to receive payments under the Basic Payment Scheme. Entitlements have been claimed for the 2015 Basic farm payment but we will undertake to ensure the transfer of the above entitlements to the purchaser in accordance with the regulations of the scheme following completion of the sale providing that the purchaser is eligible to qualify for Basic Payment Scheme.

The purchaser(s) will be required to sign an indemnification that they will maintain the land in good agricultural and environmental condition, and follow the Basic Payment Scheme cross compliance regulations. Further to this the indemnification will also hold the purchaser liable should the vendor be penalised for breach of cross compliance. The transfer of the entitlements and HLS will be coordinated by George F White with fees of £350 plus VAT being payable by the purchaser.

Directions
Travel North from Tow Law along the A68 for approximately 6 miles, and turn left signposted Rowley Baptist Church. The property is situated directly ahead as indicated by a George F White sale board.

Energy Efficiency Rating
This property is currently rated ‘G’.

Viewing
To arrange a viewing or for further information please call
George F White 01388 529579 or email wolsingham@georgefwhite.co.uk
Savills-Smiths Gore 01325 370500 or email darlington@savills-smithsgore.co.uk