Low Birk Hatt Farm
Baldersdale, Barnard Castle, DL12 9UX

A Stunning Small Farm Overlooking Blackton Reservoir In A Truly Outstanding Location

- Traditional Dales Farmhouse With 5 Double Bedrooms
- Detached Stone Barn With Potential
- General Purpose Farm Buildings
- 15 Acres Grassland
- Viewing By Appointment
- Guide Price Offers In Excess Of £590,000

INTRODUCTION
Low Birk Hatt Farm comes onto the market for only the second time in its history, following the decision of the current owners to retire. Beautifully situated in the North Pennines Area of Outstanding Natural Beauty overlooking Blackton Reservoir, it lies on the northern shore of Blackton Reservoir Nature Reserve down a private drive which forms part of the Pennine Way.

Low Birk Hatt was made famous as the home of Hannah Hauxwell, who lived at the property with no running water or electricity and was the subject of several television programmes and books in the 1970’s and 80’s. It was completely refurbished by the current owners after they bought it from Miss Hauxwell in 1988, creating a very desirable country property.

The steading is attractively situated from the minor public highway about ½ a mile down a tarmac drive. The property is conveniently situated within reasonable reach of the popular and thriving market town of Barnard Castle.

SITUATION
Low Birk Hatt is situated approximately 4 miles west of the small hamlet of Hunderthwaite on the road leading to Hury, Blackton and Balderhead Reservoirs. The farm steading is attractively secluded from the minor public highway by a farm track which is situated next to the farmhouse.

Low Birk Hatt is a productive smallholding. The current vendors carry a small herd of pedigree Belted Galloway cattle.

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The farmhouse is an attractive traditional stone built five bedroom farmhouse which has been tastefully refurbished. The accommodation is well proportioned over three floors.

There is a traditional detached stone built barn which is situated next to the farmhouse. This two-storey barn has the potential to convert to residential and / or holiday cottage, subject to obtaining any necessary planning consents.

In addition, to the traditional range of buildings, there is a range of more modern general purpose buildings which are used for the housing of livestock and the storage of produce.

ACCOMMODATION
See Floor Plan

Entrance Hall / Utility

Kitchen

The Garden Room
Constructed from Cedar wood. Stone flagged floor.

Sitting Room
Double Radiator. Feature fireplace with LPG stove. TV Point. Feature beams.
Dining Room  
Stone flagged floor. Range (George W. Jackson of Barnard Castle). Feature beams. Double Radiator.

Cloakroom  

First Floor  

Master Bedroom  
Fitted range of bedroom furniture including wardrobes, dressing table, headboard etc. Double Radiator; Wash Basin.

Bedroom 2  
Cast Iron Fireplace with stone surround. Double radiator. Wash basin.

Bedroom 3  

Shower Room  
WC, Pedestal Wash Basin. Steam shower and Double Radiator.

Bathroom  
Pedestal Wash Basin, Low Flush WC, Bidet, Bath and Double Radiator.

Landing  
Double Radiator.

Second Floor  

Landing  
Night Storage Heater

Bedroom 4 / Office  
Night Storage Heater. Exposed beams to Velux Windows.

Bedroom 5  

OUTSIDE  
Low Birk Hatt is approached by an excellent driveway. There is ample parking for several vehicles around the rear of the farmhouse.

The Gardens  
Low Birk Hatt is complemented by delightful gardens and grounds. As you approach the property there is a large lawn with a copse of woodland. At the front of the property the garden is mainly laid to lawn with a patio leading from the garden room. There is a useful greenhouse, and large vegetable patch.

Farm Buildings  
General Purpose Building - 60' x 30'
Lean To Shed – 10’ x 15’
3 Bay Timber Framed Mono-pitched Produce Store – 45’ x 15’.

Traditional Buildings  
There is a large two-storey stone barn together with a single-storey range of outbuildings (see floor plan).

The Traditional Field Barn known as Tinklers Barn  
Tinklers Barn lies in field No 6051. It would make an excellent bunk barn subject to gaining the necessary planning consents. It is situated next to the Pennine Way.

The Land  
The land lies well in a compact ring fence. The land is classed as permanent pasture and traditional hay meadows. The meadows are known as “East Meadow and Tinkers Meadow”.

GENERAL REMARKS AND STIPULATIONS  

Viewing  
By appointment with Robin Jessop Ltd.

Tenure  
The property is freehold and vacant possession will be given upon completion of the sale.

Services  
Mains electricity is connected to the property. The water is a bore hole supply. Drainage is to a septic tank. Satellite broadband.

Council Tax Band  
Band D.

Shooting Rights  
The shooting rights are included in the sale of the land.

Basic Payment Scheme  
The land is registered for the Basic Payment Scheme. The Purchaser(s) will have the option to take over the Basic Payment Scheme Entitlements. This option will be exercised upon exchange of contracts. The Vendors will claim and retain the Basic Payment for 2016. The Purchaser(s) will indemnify the seller of any loss of the Basic Payment Scheme between exchange of contracts and 31st December 2016 as a result of the Purchaser(s) not complying with the cross-compliance conditions and the Scheme rules.

Entry Level and Higher Level Stewardship  
The land is entered into the Entry Level and Higher Level Stewardship Schemes. The Agreement started on the 1st May 2012 and terminates on the 30th April 2022. The annual payment is £1627.60.

The Purchaser(s) will be obliged to take over the agreement. The transfer will be coordinated by Robin Jessop Ltd. The Purchaser(s) will contribute £300.00 plus VAT towards the cost of the transfer.

Field No 6051 is classed as being part of a SSSI “Hannah’s Meadow”.

A fully copy of the ELS and HLS schemes is available to view at our offices.

Solar Panels  
The property has the benefit of a 4kw solar system. The feed-in tariff is 12.47p and the export is 4.85p.

Boundaries  
The Vendors will only sell such interest as they have in any boundary fences, walls, hedges and ditches and other boundaries separating this property from other properties not belonging to them.

Where the boundaries are marked by an inward facing T mark, then these boundaries will be the responsibility of the Purchaser(s).

Covenants, Easements & Rights of Way  
The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether mentioned in these particulars or not.

Without prejudice to the foregoing, the property is sold subject to:-

1. There is a public footpath (the Pennine Way) the approximate
route is shown marked green on the attached plan.

2. There is a bridleway coloured purple on the attached plan.

Method of Sale
The property is being offered for sale initially by Private Treaty. If after viewing the property you are seriously interested in making an offer for the whole, then please kindly record your interest with Robin Jessop FRICS or Andrew Dickins MRICS who are both handling the sale.

Important Notice
Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest to ensure that you are kept informed with regard to the progress of the sale of Low Birk Hatt.

Health & Safety
This is a working farm and therefore we would ask you to be vigilant when conducting your viewing and to keep away from machinery and not to climb on any of the structures or buildings.

USEFUL ADDRESSES

Vendors Solicitor
Latimer Hinks, Darlington, 5-8 Priestgate, Darlington, Country Durham, DL1 1NL. 01325 341500. Mr Adam Wood Acting.

Local Authority
Durham County Council, PO Box 238, Stanley, County Durham, DH8 1FP. 03000 264000.
4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950    E info@robinjessop.co.uk
www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800    E info@robinjessop.co.uk