



Hillside Farm, Houghton-le-Side
Darlington, County Durham

GSC GRAYS
PROPERTY • ESTATES • LAND



HILLSIDE FARM, HOUGHTON-LE-SIDE

DARLINGTON, COUNTY DURHAM, DL2 2XH

HILLSIDE FARM DATES BACK TO APPROXIMATELY 1645 AND PROVIDES A RARE OPPORTUNITY TO ACQUIRE A FOUR/FIVE BEDROOM, STONE BUILT FARMHOUSE WHICH IS IN NEED OF REFURBISHMENT AND IS SITUATED IN A UNIQUE LOCATION.

Accommodation

Entrance Hall • Sitting Room • Dining Room • Play Room • Breakfast Kitchen with Aga
Rear Entrance Porch • Utility Room • First Floor Landing • Four/Five Bedrooms
House Bathroom • Shower Room

Externally

South Facing Mature Gardens • Off Street Parking • Two Bay Open Front Barn
Shared Driveway

*Darlington 7.5 miles, Barnard Castle 15 miles, Bishop Auckland 7 miles, Durham 24 miles,
Newcastle 39 miles. Please note all distances are approximate.*



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Stokesley
Tel: 01642 710742

Situation & Amenities

Hillside Farm nestles in a quiet rural location on a south facing slope of the hamlet of Houghton-le-Side, which is a tranquil rural hamlet located 1 mile from the A68 and within 10 miles of the A1 at Scotch Corner and 5 miles at the A68 junction. Hillside Farm is within easy reach of the well-established towns of Darlington and Bishop Auckland, both of which offer an excellent range of local and national retailers, restaurants and leisure opportunities. There is a recent retail park of the A688 towards Bishop Auckland offering Supermarkets, Boots, Next, M&S Food and other high street names. In addition, there are primary and secondary schools, sixth form and colleges within easy reach.

Description

Hillside Farm is a four/five bedroom detached family home providing a rare opportunity to purchase a stone built period farmhouse in need of some cosmetic refurbishment and updating throughout. Houghton-le-Side is a pleasant rural hamlet, tucked away from the nearby and accessible A68 yet it lies within 8 miles travelling distance of Darlington and Bishop Auckland. It provides the balance of a countryside, location and commuting distance.



Ground Floor Accommodation

The ground floor accommodation is accessed off a spacious hallway. The good sized living room has South facing sash windows which overlook the front garden and an inset cast iron stove with a stone surround. The dining room has a feature fireplace and sash windows to front elevation. The play room was a later addition which has windows to the side elevation and a door to the exterior. A focal point of the property would be the breakfast kitchen which has an oil fired Aga, dual aspect windows to the front and rear elevations. The ground floor accommodation also benefits from a useful utility room with a WC.

First Floor Accommodation

The landing provides access to all of the first floor accommodation and has a stained glass window to the rear elevation. One of the bedrooms has a door leading to two small rooms offering potential for an en suite or dressing room. All of the bedrooms have South facing sash windows to the front elevation, some have fitted wardrobes and one has a vanity wash hand basin. In addition there is a three piece house bathroom and a separate shower room.

Externally

The property is accessed via a shared drive leading into a rear courtyard with a two bay barn offering covered parking or storage (please note the vendor will remove the third bay within six months of purchase to enable access to another barn/field). To the front and side of the property there are mature lawned areas with fenced boundaries.

Land & Buildings

To the rear of Hillside Farm is a range of traditional buildings which currently have planning permission granted for the conversion to a dwelling house. Application number 13/00611/FUL through Darlington Borough Council. In addition there is grazing land available (of which details are available upon request). Please note that if interest is shown for the house, land and buildings, the vendor may consider a sale of the whole subject to separate negotiation.

Services

Drainage to septic tank, mains water, mains electricity and oil fired central heating.

Viewings

Strictly by appointment only via the Agents GSC Grays Tel: 01833 637000.

Tenure

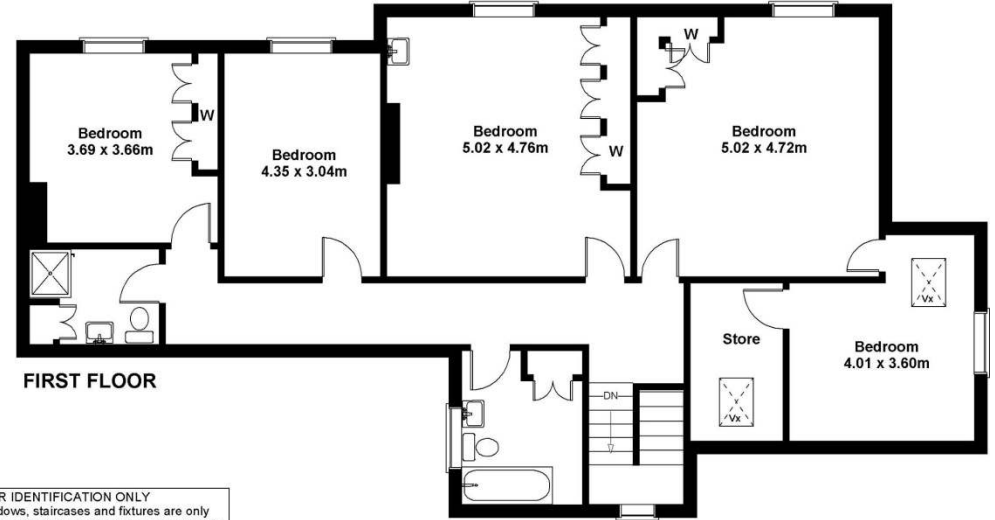
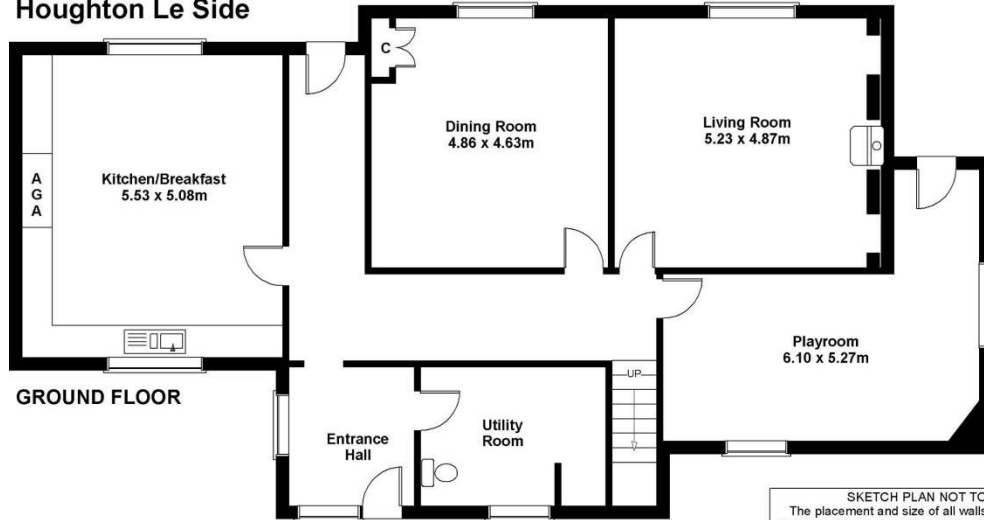
The property is believed to be offered Freehold with Vacant Possession upon Completion.

Council Tax & Local Authority

For Council Tax purposes the property is banded E. Local Authority - Durham County Council Tel: 03000 26 00 00.



Hillside Farm Houghton Le Side



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.

Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: July 2013 and revised April 2014.

Photographs taken: July 2013