



SOWEN BURN FARM
STANHOPE, BISHOP AUCKLAND, COUNTY DURHAM



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SET IN A RURAL POSITION ABOVE THE RIVER WEAR AND ON THE OUTSKIRTS ON THE SMALL MARKET TOWN OF STANHOPE IS A THREE BEDROOM FARMHOUSE WITH STEADING WHICH INCLUDES A VARIETY OF BUILDINGS, GRAZING LAND AND A TOTAL PLOT SIZE OF APPROXIMATELY 21.39 ACRES.

Accommodation

Entrance Vestibule • Hallway • Dining Kitchen • Living Room • Dining Room
Conservatory • Utility Room • First Floor Landing • Two Double Bedrooms
One Single Bedroom • Bathroom

Externally

21.39 Acre Site • Meticulously Maintained Gardens • Excellent Range of
Outbuildings • Hard Standing Yard • Superb Views



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation & Amenities

Stanhope 1 miles, Wolsingham 5 miles, Middleton-in-Teesdale 12 miles, Barnard Castle 17 miles, Bishop Auckland 18 miles, Durham 22 miles (please note all distances are approximate). The historic market town of Stanhope in County Durham is situated on the River Wear on the north side of Weardale. Stanhope is the current terminus of the Weardale Railway with Heritage trains running regularly to Frosterley and Wolsingham. The town is also home to an outdoor heated swimming pool, one of only two in the North East of England, and also has a variety of shops, hotels, pubs and B&B's. The Durham Dales Centre offers a variety of facilities for locals and visitors including tea rooms, a tourist information centre, craft shops, conference facilities and business units. The famous Stanhope Agricultural Show is held each year, as it has been since 1834, on the second weekend of September.

Accommodation – Ground Floor

A door leads into the entrance vestibule which opens into a hallway with fitted storage cupboards and doors leading off to the utility room, dining kitchen and living room.

The dining kitchen boasts far reaching countryside views over Stanhope and beyond and is fitted with gloss wall and base units, granite work surfaces, sink with mixer tap and draining area, engineered oak flooring, double glazed patio doors opening to the garden and two double glazed windows. The

following appliances are integrated within the kitchen: electric hob, extractor hood, double electric oven, fridge, freezer and dishwasher.

There is a living room with a double glazed window to the front aspect and a multi-fuel stove creating a focal point.

Leading on from here is the dining room which again benefits from a double glazed window.

A conservatory adds additional living space to the ground floor and enjoys double glazed windows to multi-aspects boasting spectacular views.





To conclude the ground floor accommodation; there is a utility room with fitted wall mounted units, contrasting work surfaces, stainless steel sink with mixer tap and drainer, double glazed window, tiled flooring and the central heating boiler. There is space for the following appliances: upright fridge, under counter freezer and washing machine.

Accommodation – First Floor

The first floor landing gives access to the three bedrooms and bathroom. The master bedroom is fitted with a variety of furniture and has a double glazed window to the side aspect. The second bedroom, again benefits from fitted furniture along with a double glazed window to the front aspect. The final bedroom, to the front elevation, has a double glazed window and over stairs storage cupboard.

The house bathroom is well finished and offers a step in shower cubicle, tile sided bath, vanity hand wash basin, concealed cistern WC, fitted storage cupboards, partially tiled walls, tiled flooring and a double glazed window to the side aspect providing views towards Stanhope and beyond.

Externally

Gardens & Sun Room

Located within the garden, there is a sun room which measures approximately 4.91m x 2.98m. A door opens to storage space at the rear.

The main garden is well stocked with mature planted borders and a sweeping lawn. There is an orchard/vegetable garden which includes a greenhouse and garden store. Both gardens are bounded by walling and enjoy open aspect views to Stanhope and beyond. Immediately outside of the conservatory doors there is a paved patio area providing an ideal space for alfresco dining on a summer evening.

Outbuildings

There is an original cow byre measuring approximately 8.03m x 8.81m with stalls. At the end of this building there are two calving boxes measuring in total approximately 4.15m x 8.11m. Beyond the first byre is a further byre, again with original stalls measuring approximately 4.92m x 7.04m.

There is a hay shed with side lean to and two further boxes to the opposite side. The hay store measures approximately 9.17m x 8.50m.

Another building is split into a tractor store measuring approximately 8.54m x 4.93m. A door opens through to a workshop measuring approximately 4.82m x 7.97m. The final part of this building is used as used as a livestock shelter and measures approximately 3.27m x 7.95m.

The final building is split into three areas. Area one forms a garage (with rear woodstore) measuring approximately 3.27m

x 4.66m. Area two is an open fronted store. Area three is a double garage creating excellent parking facilities and measures approximately 6.35m x 6.63m.

To conclude the outbuildings, there is a dog kennel, external WC and Nissan hut.

Yard & Parking

Sowen Burn Farm is accessed via its own private drive. There is a hardstanding yard providing ample parking facilities.

Land

Sowen Burn Farm boasts a total plot size of approximately 21.39 acres (8.65ha). The majority of the fields have a spring water supply.



Services

Mains electricity, spring water supply, oil fired central heating, septic tank drainage.

Basic Payment Scheme

Some BPS entitlements are offered for sale, by separate negotiation.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Wayleaves, Easements & Rights of Way

Sowen Burn Farm is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

- 1) There is a wayleave agreement with Northern Powergrid for electricity poles.
- 2) There are footpaths on Sowen Burn Farm (Weardale Way).

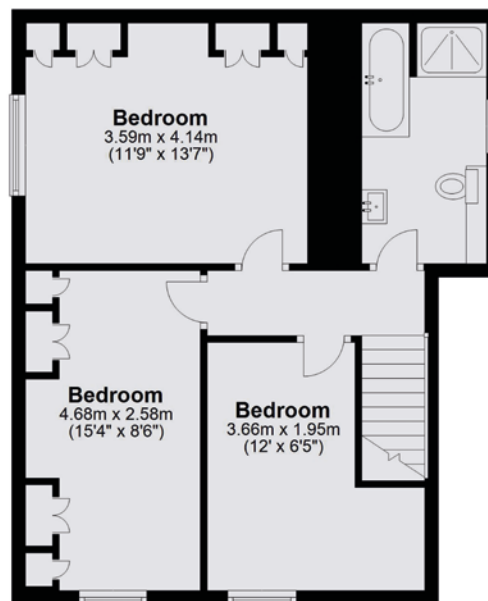
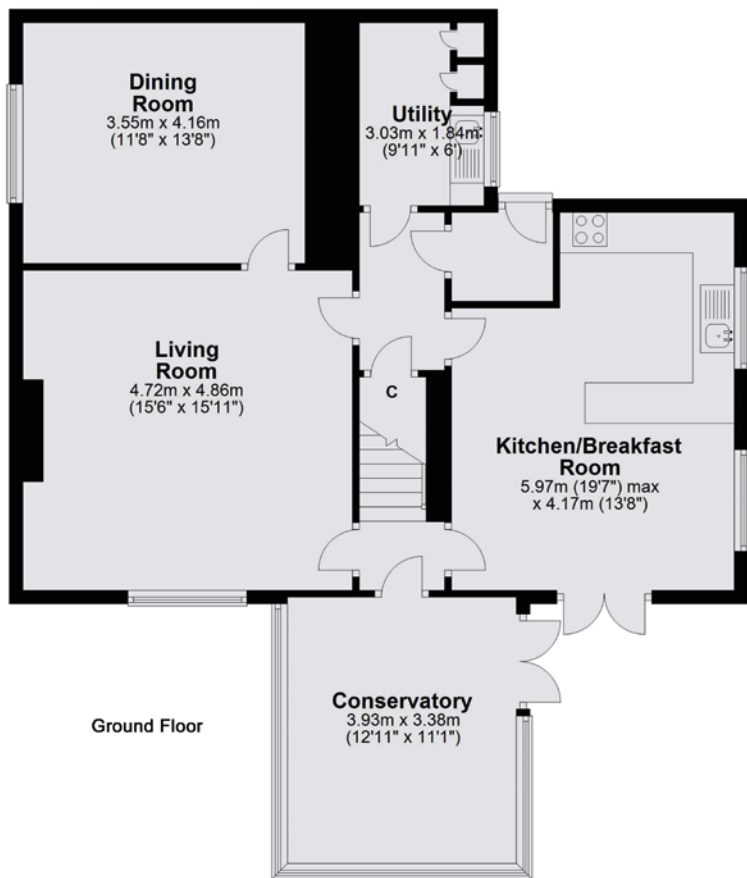
Tenure, Local Authority & Council Tax

The property is believed to be offered Freehold with Vacant Possession upon Completion. Durham County Council - Tel: 03000 26 00 00. For Council Tax purposes the property is banded D.

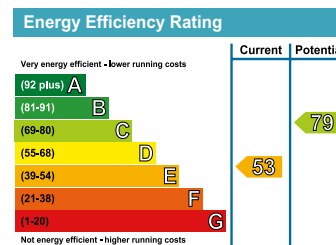
Viewings & Particulars

Strictly via appointment only with the Agents GSC Grays Tel: 01833 637000. Particulars written and photographs taken April 2019.





First Floor



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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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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2019

Photographs taken: April 2019