



Jackson-Stops
& Staff



Hill House Farm WINSTON, DARLINGTON, COUNTY DURHAM

The Property

Hill House Farm is an immaculately presented detached house, with highly adaptable accommodation and far-reaching southerly views, together with equestrian facilities that include an outdoor fenced school, a stable block and paddock. The main house has three bedrooms and four reception rooms, together with a conservatory, and there is an attached annexe which is currently used for guest accommodation but could form an independent two bedroom facility suitable for relatives.

- Hall, living room, dining room, kitchen, utility room
- Sitting room, conservatory, study, cloakroom
- Principal bedroom with en suite shower room
- Two further bedrooms, house bathroom

- Annexe comprising living room, bedroom, bathroom, dining room/ bedroom/potential kitchen

- Sheltered courtyard
- South-facing garden with far-reaching views
- Two garages, potting shed, parking area, car port, wc
- Stable block comprising four boxes, tack room, general purpose store
- Outdoor fenced school, paddocks

In all about 2.5 acres (1.0 hectare)



The Location

Hill House Farm is located just to the south of the A67 about two miles to the east of the market town of Barnard Castle with its excellent range of shops, schools and leisure facilities, including the magnificent Bowes Museum.

A more comprehensive range of facilities can be found in close by Darlington, including a wide range of shops and restaurants, sporting and leisure centers and a good choice of both fee paying and state schools.

There is good access to the region's road network, an East Coast main line railway station at Darlington (Kings Cross 2½ hours) and Durham Tees Valley Airport is about 19 miles away to the east.



A five bedroom renovated farmhouse with equestrian facilities and magnificent southerly views, close to Darlington and Barnard Castle

Features

- 3 sitting rooms
 - Dining room
 - Conservatory
 - Study
 - Fully fitted kitchen
 - 3 bedrooms
 - 2 bath/shower rooms
 - Potential annexe
 - Attractive gardens, paddocks and equestrian facilities
- Darlington/Railway Station 12 miles (London Kings Cross from 2½ hours)
- A1 (Scotch Corner) 13.2 miles
- Barnard Castle 2 miles
- Durham Tees Valley Airport 19 miles
- (Approximate times/distances)



Fast find 43298

The Grounds

To the front of the property is a walled Mediterranean-style garden with water feature, children's play area and a circular terrace, all overlooking the main paddock. The house and annexe form three sides of a sheltered courtyard, ideal for al fresco dining.

On the north side is a stable block with four boxes, general purpose store and tack room together with an adjacent outdoor fenced school. There are two garages, car port, garden store and ample parking space.



Property Information

Address: Hill House Farm, Winston, Darlington, County Durham DL2 3PX

Services: Water and electricity. Oil fired central heating. Drainage to septic tank.

Local Authority: Durham County Council.

Council Tax: Band D

Tenure: Freehold

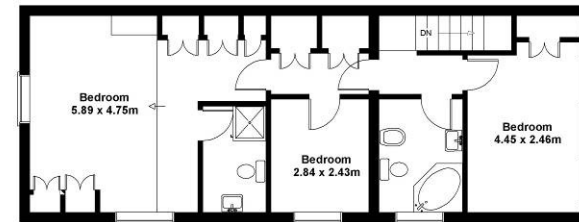
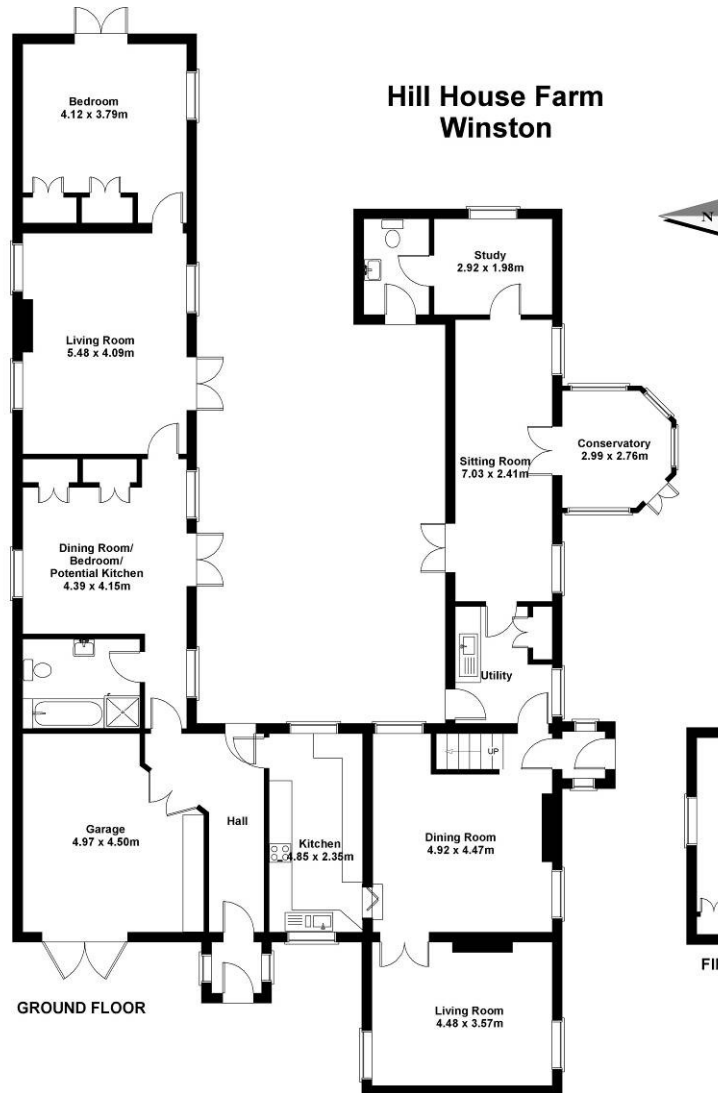
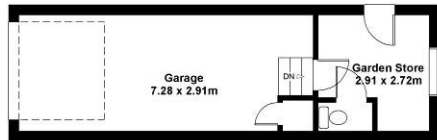
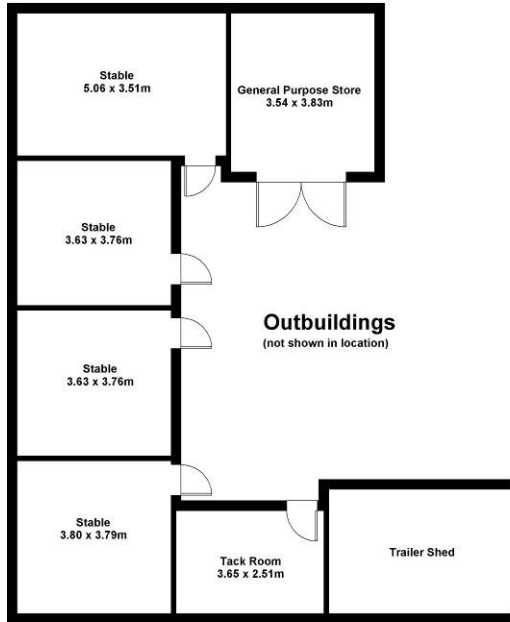
Method of Sale: The property is for sale by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

Fixtures and Fittings: All items normally accepted as fixtures and fittings are excluded from the sale unless they are identified as being included in these particulars.

Covenants, Easements and Rights of Way: The property is sold subject to all covenants and rights of way, whether specifically mentioned in these sales particulars or not.

Viewing: Strictly by appointment with the agents.
Tel: 01904 625033





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

Directions

From Darlington, head west along the A67 for approximately 12 miles and the lane leading to Hill House Farm is on the left hand side, almost a mile past the Whorlton turning.

Rights of Way, Easements, etc

Hill House Farm enjoys a vehicular right of way over the lane leading from the A67 to the cattle grid, and is jointly responsible for its maintenance.

Important Notice Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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