



**Nova Scotia, Bowes, Barnard Castle,
County Durham DL12 9JG**

W JONATHAN WALLIS

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Bowes, Barnard Castle
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FOR SALE BY PRIVATE TREATY

Key Features

- A four bedroom farmhouse with far-reaching views, which is central to the steading.
- Extensive range of traditional and modern agricultural buildings with livestock handling facilities.
- In all extending to 64.35 hectares (159.02 acres) or thereabouts including meadow and pasture land.
- Rural yet accessible location.
- EPC F 32.
- Freehold property.

GUIDE PRICE £1,025,000

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Barnard Castle | 01833 908 087



Property

A well-equipped working farm with a farmhouse, a good and varied range of agricultural buildings, meadow and pasture land situated in a ring fence with the steading being central to the land extending to 64.35 hectares (159.02 acres) in all.

Nova Scotia farmhouse is stone built and has far-reaching views to the south of the property. The farmhouse has an entrance porch leading to the living room that has an open fireplace and exposed beams. A door opens to the back hall and staircase to the first floor. The recently fitted kitchen lies to the rear comprising of a range of units with space for free-standing appliances. A door leads through to the boiler room together with WC and access to the enclosed rear yard of the property. The dining room has laminate flooring and enjoys the southerly aspect. A door opens to an additional reception room or larger ground floor bedroom which has patio doors to the front of the property. This room links through to a Jack and Jill shower room. There is a further room currently utilised as a study which could alternatively provide ground floor bedroom accommodation due to its access to the shower room. The ground floor shower room comprises an electric shower, WC and wash hand basin.

To the first floor there are two large double bedrooms to the front of the property and boasting south-facing views. The third double bedroom also enjoys open views and lies to the rear of the property. The family bathroom is partially tiled and comprises a bath with mixer tap and electric shower over, WC and wash hand basin, along with linen cupboard.

The land comprises approximately 42.2 Hectares (101.76 Acres) of meadow land and 22.37 Hectares



(55.25 Acres) of pasture land. The boundaries are predominantly dry-stone walls and these together with gateways are well maintained.

The land benefits from a mains water supply to troughs in the majority of the field parcels, with some fields also having a natural water supply. The land is accessed via gateways and tracks from the farmstead and internally via gateways between fields.

Location

The nearest village is Bowes which is an historic and traditional Teesdale village lying in the Pennine hills and supports a nursery and primary school, church and public house. Cotherstone lies just 3 miles from

the property in a northerly direction and also has a primary school while a range of shopping, educational and recreational facilities can be found within the nearby market town of Barnard Castle. Local auction markets can be found in Barnard Castle, Kirkby Stephen and Darlington among others in surrounding areas. There is excellent access to the A66 which provides a direct link to the A1(M) and M6 connecting the major commercial centres of the north.

Tenure

The property is freehold and is sold with vacant possession on completion.

Services

The property benefits from mains electricity and the farmhouse was rewired within the last 6 months, certification can be provided. The farm buildings were not rewired at the same time as the house and the electricity supply to these buildings is currently disconnected. There is mains water, and drainage is to a septic tank on site. Central heating is oil-fired and there is an open fire. There is a mains water supply which services one of the neighbour's land parcels. More information is available from the selling agent.

Communications

There is a broadband service currently connected to the property and buyers should satisfy themselves as to the speed of the connection and costs associated with supply. More information is available at checker.ofcom.org.uk.

The above Ofcom checker page also provides further information about the mobile signal coverage at the property. EE, Three, O2 and Vodafone are all showing as likely to have coverage outside the property. Inside a mobile phone signal with EE and Three is reported as likely.

Energy Performance Certificate

This property has been certified with an EPC Rating of 32/F.

Access

The farm track to the steading is accessed directly off the adopted highway.

Boundaries

Ownership of the boundaries will pass to the buyer insofar as they are owned. Responsibility for the



boundary is marked with 'T' marks on the attached plan where known.

Rights of Way

Two public footpaths cross the property which are illustrated by an orange broken line on the sale plan enclosed within these sale particulars.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements, quasi or reputed easements and rights of adjoining owners, if any, affecting the same and all existing and proposed wayleaves or other matters registered by any competent authority subject to statute.

Local Authority

The property is in Council Tax Band D and falls under the jurisdiction of Durham County Council.

Grants and Subsidies

The property is subject to a Countryside Stewardship Mid-Tier agreement dating from 1st January 2023 which runs until 31st December 2027. It is understood that this agreement is transferable to the buyer subject to the agreement of both parties. More information can be obtained from the agent.

The Rural Payments Agency are due to make an expanded offer for the Sustainable Farming Incentive shortly. This will provide further options and actions under which buyers may be eligible to make an additional claim.

what3words

A free App is available for iOS and Android smartphones and every three-metre square of the



world has been given a unique combination of three words.

Please use the unique sequence of words below to locate this property. [///ears.gala.hourglass](https://www.what3words.com/?w3w=///ears.gala.hourglass)

Method of Sale

The property is being offered for sale by private treaty. All offers should be presented directly to the selling agent. The vendor reserves the right to conclude the sale by informal tender dependent upon interest. Should the informal tender process

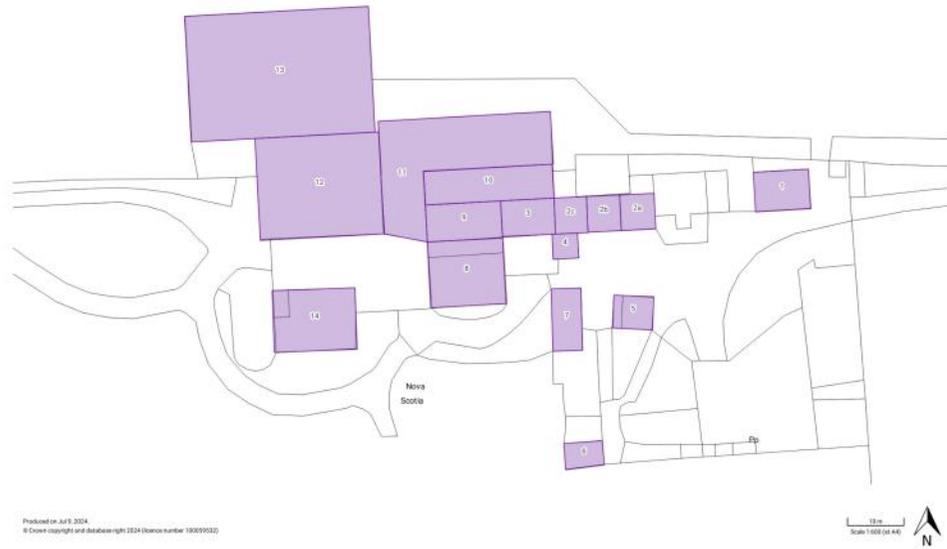
be used, full details will be provided to all interested parties at that time.

All interested parties are encouraged to register their interest with the agent in order that they can be kept informed as to how the sale will be concluded.

Viewings

Viewings are strictly by appointment with the agent. Please contact Victoria Linsley of Jonathan Wallis: 01833 908 087 and victoria@jonathanwalliscs.co.uk

Nova Scotia – Buildings Plan



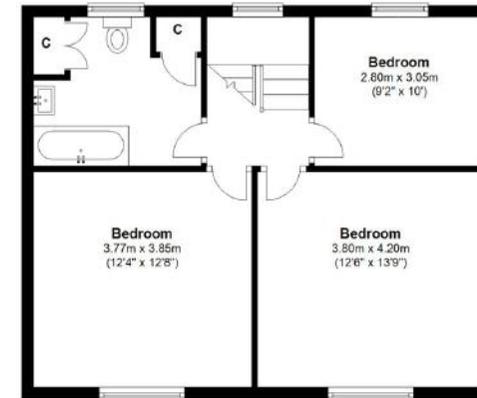
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Nova Scotia – Buildings Schedule

No.	Gross ext area (m ²)	Description
1	72	Two-bay block built building with concrete floor, profile sheet roof and sliding doors.
2a,2b & 2c	40, 39, 39	Stone building split into three sections comprising a calf house and loose box, with Yorkshire boarding, concrete floor, profile sheet roof and water supply.
3	63	One-and-a-half-storey haybarn with concrete floor, profile sheet roof and double doors opening to an enclosed yard.
4	21	Old stone built milkhouse used as a store with fibre cement roof and a concrete floor.
5	44	Block-built building with concrete floor and profile sheet roof.
6	32	Stone built loose box.
7	61	Nissen hut with concrete floor and trough. (Dilapidated and currently unusable).
8	164	Modern steel portal frame building with three bays, Yorkshire boarding, fibre cement sheet roof and concrete floor. There is a block partition, 23 cattle cubicles and a water supply.
9	92	Traditional Dutch barn with water supply.
10	144	Block-built building with mono-pitched lean-to fibre cement roof, concrete floor, sliding door and a water supply.
11	393	Walled silage clamp.
12	416	Modern steel portal frame building split into three sections with the middle section being used for straw storage. Gates allow access to and from the building into an adjoining livestock building.
13	762	Modern steel portal frame building with five bays, Yorkshire boarding and concrete floor. Sliding doors to the rear of the building open to an adjoining field. Gates to the front and a water supply.
14	169	Walled midden.
<i>Outlying building</i>	22	Stone-built field barn referenced in the CS Mid-Tier Agreement (Not shown on the building plan).

Nova Scotia – House Floorplans

Total area: approx. 141.2 sq. metres (1519.4 sq. feet)



First Floor

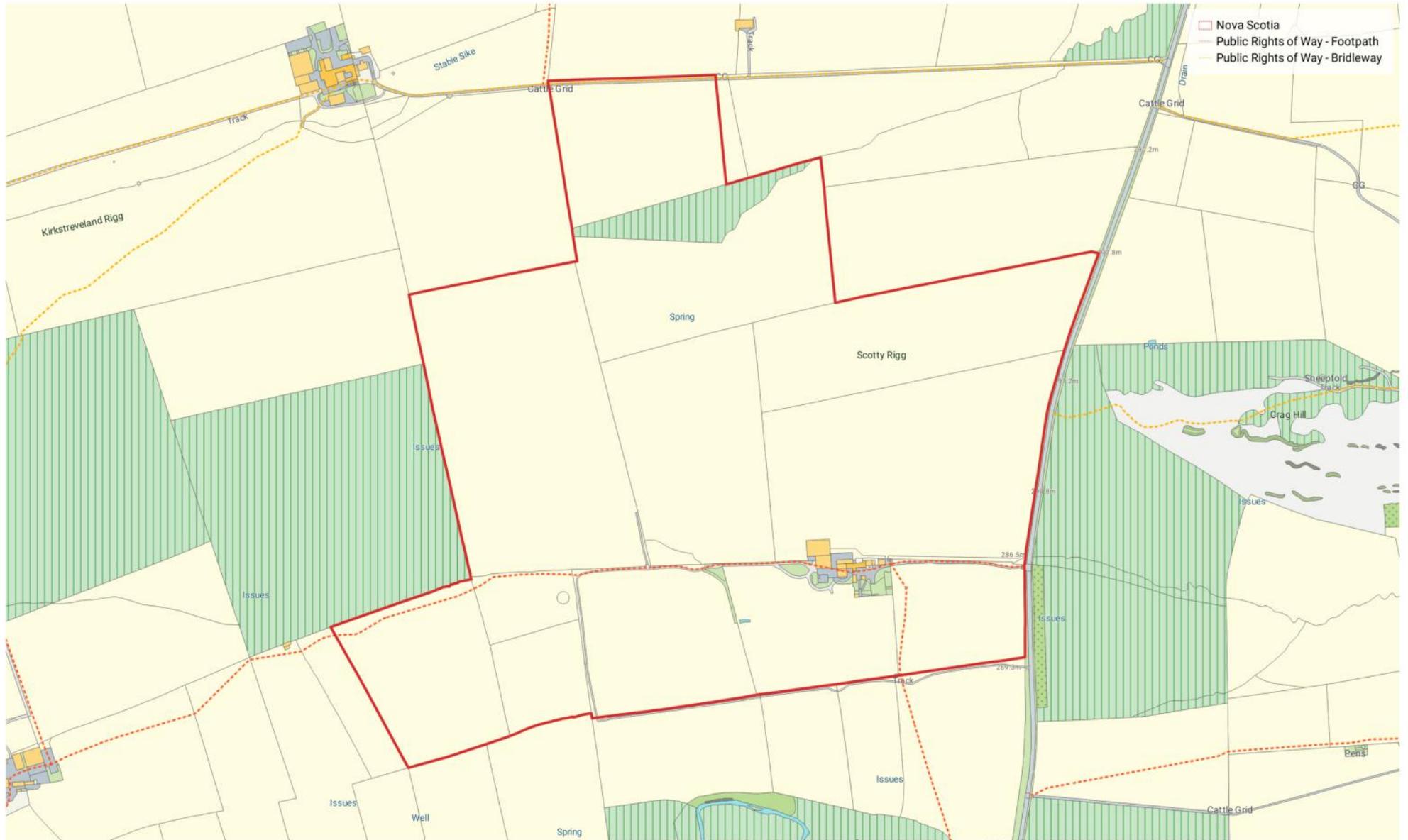


Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective buyer.

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DISCLAIMER: Every care has been taken with the preparation of these details, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These details do not constitute a contract or part of a contract.

