



Try 'Em All Farm, Langley Lane, Burnhope, Durham, DH7 0EE
Offers Over £500,000

**Vickers
& Barrass**
—Est. 1973—
Land and Estate Agents

Try 'Em All Farm offers a fantastic opportunity to purchase a 1.73 hectare (4.28 acre) equestrian property comprising a four bedroom farmhouse, four grass paddocks, four stables and tack room situated on the edge of Burnhope village.

- Four bedroom farmhouse
 - Stable block
- Grassland extending to 1.61 hectares (3.97 acres)
 - Double garage
 - Accessible location
- Energy performance rating F 34



www.vickersandbarrass.co.uk

LOCATION

Try 'Em All Farm lies on the outskirts of Burnhope, a small village lying approximately 8 miles to the west of Durham City. The village supports a primary school, doctors surgery and community center along with other local businesses.

For the commuter, the A68 is approximately 7 miles to the west and the A1(M) is approximately 8 miles to the east of the property and there is a train station at Durham which is on the east coast mainline connecting London with Edinburgh. International airports can be found at Newcastle and Teesside.

what3words ///chuckle.rejoiced.accompany

DESCRIPTION

Try 'Em All Farm includes a four bedroom farmhouse, four stables and tack room and four grass paddocks extending in total to 1.73 hectares (4.28 acres). The property is accessed from Langley Lane with a track leading off the highway into a yard

to the rear of the farmhouse, where the farmhouse, stables and land can be accessed.

The four bedroom farmhouse offers spacious living accommodation. The ground floor has an entrance porch to the front of the property leading into the large lounge spanning the depth of the house having sliding patio doors to the rear and a window to the front with a log burning stove set into a brick fireplace. The hallway also leads to the living room which has a window to the front and there is a brick fireplace with log burning stove. This room leads in to the kitchen diner situated at the rear which has a range of wall and base units and a Rangemaster cooker. There is space for dining furniture and there is a useful under stairs cupboard providing storage space. From the kitchen a door opens to the rear porch which has plumbing for a washing machine and provides access to the rear.

To the first floor, there are four double bedrooms, with the two bedrooms lying to the front of the property having storage cupboards and one of the

bedrooms lying to the rear having fitted wardrobes. There is a bathroom with bath, WC and wash basin and a separate shower room comprising a shower and WC. On the landing there is a useful storage cupboard.

To the side of the property is a lawned garden with mature shrub borders and there is a patio to the rear of the property. The oil tank is housed next to the garage. There is a separate orchard across the yard at the rear of the property having a mixture of fruit trees including varieties of apple and fig.

There is a double garage with up and over doors which provides additional storage space where necessary. There is ample off road parking for multiple vehicles behind the property.

LAND AND STABLES

The grassland extends to 1.61 hectares (3.97 acres) and is split into four field parcels, which are all approximately 1 acre with one having a field shelter. There are two points of access from the yard.



The stable block lies next to the double garage and has three stables and a tack room along with a separate stable to the front of the block.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any Countryside/ Environmental Stewardship Schemes.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SERVICES

The farmhouse is served by mains electricity, water and drainage and has oil fired central heating.



The land is not connected to a mains water supply, however there is a supply at the stables.

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating F 34.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the



event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000



NOTES

Particulars prepared – June 2025

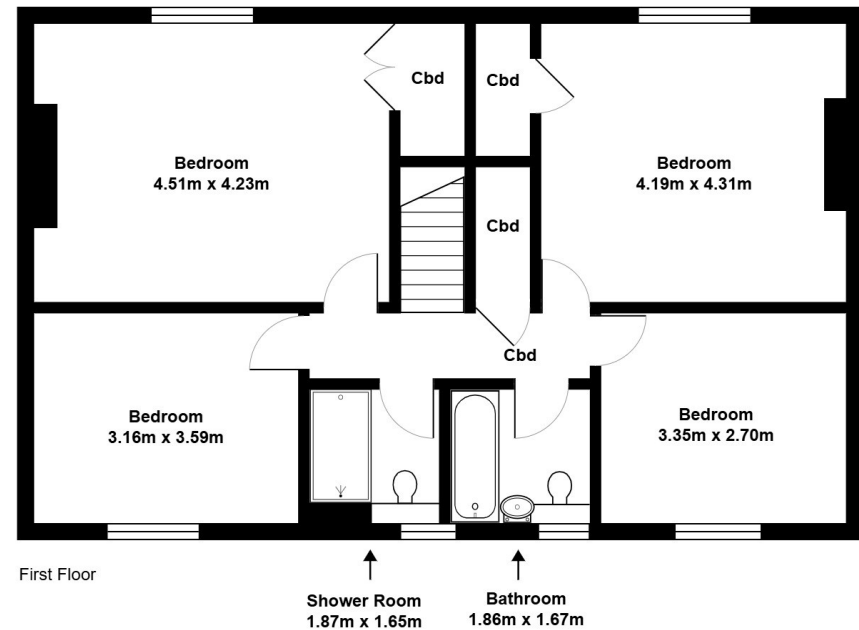
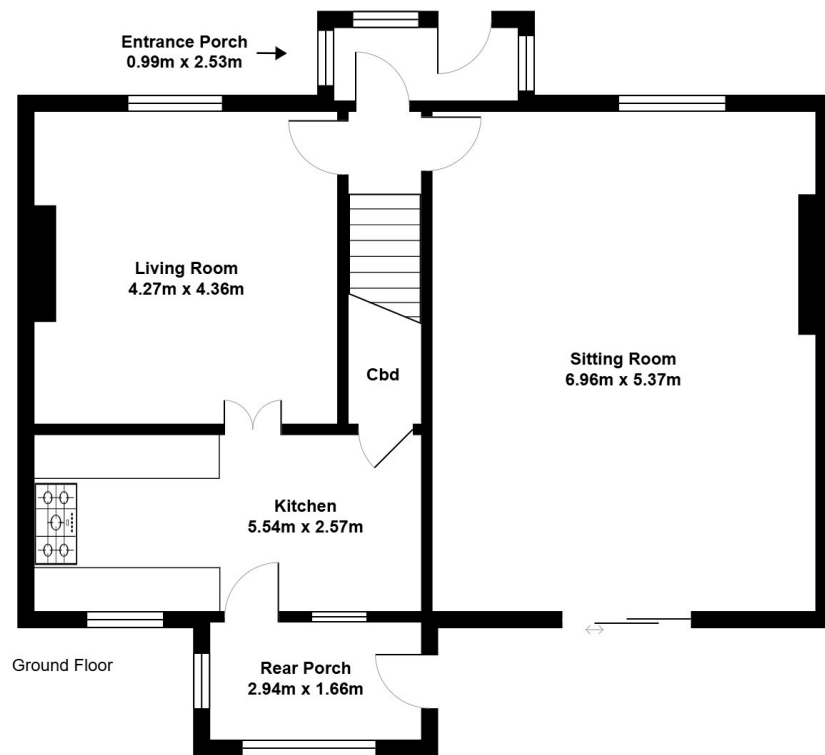
Photographs taken – June 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.





All measurements are approximate and for display purposes only



Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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