

ROKEBY CLOSE FARM

Hutton Magna, County Durham



A BEAUTIFULLY RENOVATED STONE FARMHOUSE WITH OVER 3,800 SQ FT OF ELEGANT LIVING SPACE

Set in a tranquil rural setting with private lake, gym, barn, and approximately 20 acres.

Summary of accommodation

Reception hall | Galleried landing | Drawing room | Dining room | South-facing sunroom | Open-plan kitchen/living area | Utility room | Home gym with sauna and shower

Principal bedroom with en suite | Three further double bedrooms (all en suite)

Approx. 3-acre private lake | Detached barn and paddock | Summer house with hot tub

In all about 20 acres

Distances: Barnard Castle – 6 miles, A1(M) – 8 miles, Richmond – 9 miles

Darlington – 13 miles, Darlington Mainline Station – 14 miles

(All distances are approximate)

SITUATION

Rokeby Close Farm enjoys a peaceful and highly private setting on the edge of the village of Hutton Magna, surrounded by open countryside and offering spectacular views in all directions. Despite its rural charm, the property is exceptionally well located for access to the nearby market towns of Barnard Castle and Richmond, as well as Darlington and the A66 and A1(M) for commuting.

Local amenities are available in nearby villages and towns, including shops, restaurants, pubs, and highly regarded schools. The property is also ideally placed for those who enjoy the outdoors, with a wealth of scenic walks, cycle routes, bridleways, and countryside pursuits across the surrounding Teesdale landscape and Yorkshire Dales National Park.

Fast road and rail connections link the property easily to regional centres such as Newcastle, York, and Leeds. Darlington offers a direct mainline service to London King's Cross and Edinburgh.

THE PROPERTY

Rokeby Close Farm is a substantial stone-built farmhouse offering over 3,800 sq ft of beautifully modernised accommodation that combines period character with contemporary luxury.

The reception hall makes an impressive entrance, featuring conservatory-style panoramic glazing, parquet flooring and a galleried first-floor landing. From here, a squared arch leads into the elegant dining room, which features painted ceiling beams and a fireplace with a wood-burning stove. Double doors open into the south-facing sunroom – a light-filled space designed for year-round enjoyment.





The open-plan kitchen/living room is ideal for entertaining and family living, with a central fireplace and log-burning stove, exposed stonework, and garden views. The kitchen is fitted with bespoke cabinetry, a central island, a split butler sink, dishwasher, under the counter fridge, a Falcon range cooker and gas hob. A well-equipped utility room provides an additional fridge-freezer, storage and appliance space.

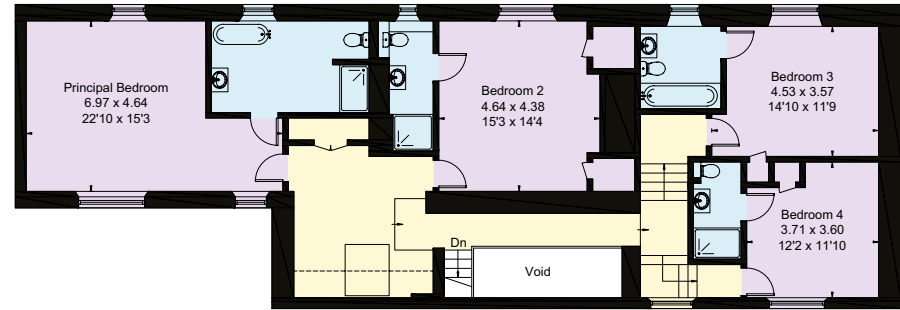
The elegant drawing room features another log-burning stove and enjoys triple-aspect views across the surrounding countryside. A separate gym area includes a sauna and shower room, creating a luxurious private wellness space.

Upstairs, the galleried landing leads to four spacious double bedrooms, all with en suite facilities. The principal suite includes a stylish en suite bathroom with freestanding tub and walk-in shower, while one further bedroom features an en suite bathroom, and two others benefit from en suite shower rooms.

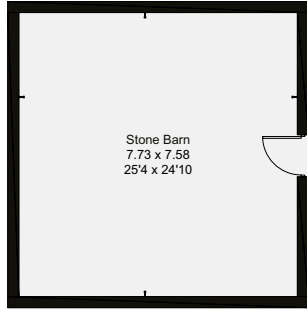




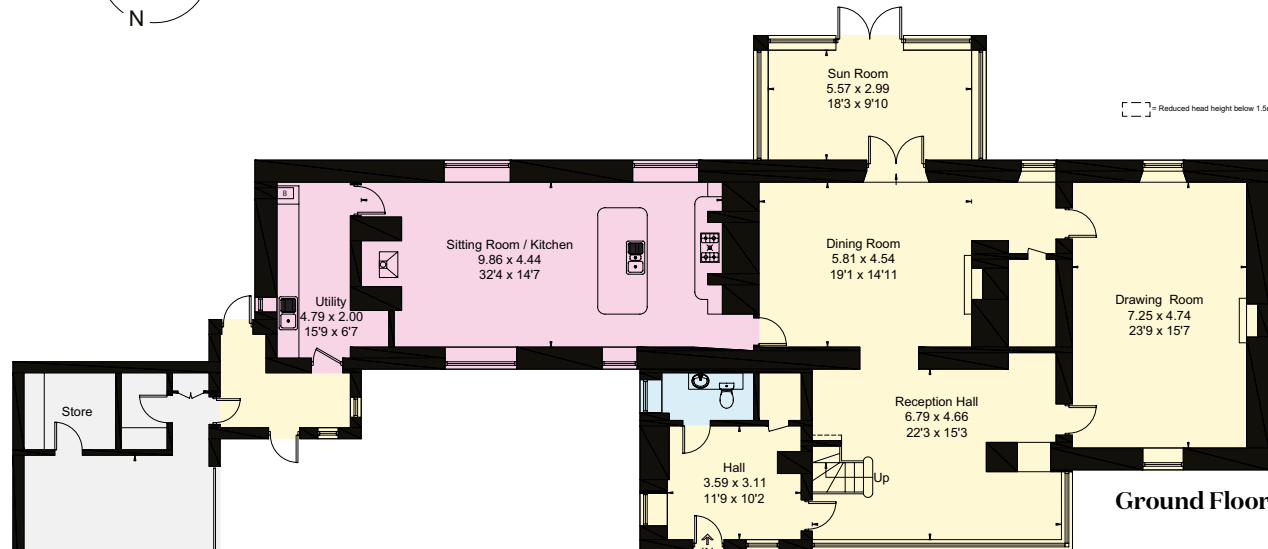
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



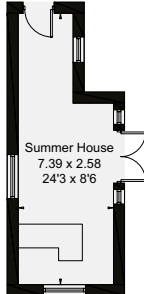
First Floor



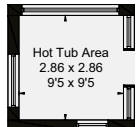
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 355 sq m / 3826 sq ft
 Garage = 46 sq m / 497 sq ft
 Outbuildings = 106 sq m / 1140 sq ft
 Total = 507 sq m / 5463 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



EXTERNALLY

Rokeby Close Farm is accessed via a gravel driveway with ample parking and an integrated double garage. The landscaped gardens are mainly laid to lawn and dotted with mature trees. To the rear, the land gently slopes down to a beautiful spring-fed lake of approximately 3 acres — recently enhanced for fishing and wildlife conservation. It is stocked with a range of coarse fish, including large Common and Mirror Carp, Tench, Rudd, Roach, and more.

The lake also features widened paths and areas for sitting and observing nature. The setting is a haven for wildlife, regularly attracting oyster catchers, ducks, moorhens, geese, and other native species. A summer house and hot tub area provide a peaceful spot to relax and enjoy the surroundings.

In addition, a stone-built barn with an adjacent 0.25-acre paddock makes Rokeby the ideal equestrian facility if so desired, as well as further scope for development (subject to planning consents). There is also a secure 30x60ft chicken coop—fully fenced and versatile in its potential use.



PROPERTY INFORMATION

Services

- Mains electricity and water
- Oil-fired central heating
- Private drainage

Local Authority: Durham County Council

Council Tax: Band G

Tenure: Freehold

EPC Rating: E



I would be delighted
to tell you more.

Melissa Lines

01423 222077

melissa.lines@knightfrank.com

Knight Frank Yorkshire

Oakwood Business Centre, Fountains Road

Bishop Thornton, Harrogate, HG3 3BF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com