



Escape to the Country...!!

We've all watched the program and wished we were there, well now's your chance!

How about owning your very own piece of Country Farmhouse Paradise!

With views like these you'd never want to leave home again.

Built in the late 1700's this original Farmhouse has been lovingly cared for, restored and tastefully renovated over it's lifetime, to the 'Simply Stunning' family home we see here today.....

Located in Houghton-le-Side, this truly is a one of a kind property and location, with panoramic 180 degree views out towards North Yorkshire as far as the eye can see!

Despite it's Rural location, Southfield Farm is 5 minutes from the A1(M), 10 minutes from the new Bishop Auckland retail park and 8 miles from the Darlington Train station and the main North South Line with London

The heart of any home as we all know is the Kitchen and this one is exceptional, complete of course with the iconic Aga' cooker... Oozing with character and charm, this Farmhouse consists of 4 reception rooms, 4 bedrooms, 3 bathrooms, a downstairs toilet and also a further reception room/large office area on the ground floor leading to Laundry. Furthermore to the first floor, there is a large walk through dressing room leading to the master suite which could be re-configured to be a 5th bedroom if required.

Power Bills could be a thing of the past! Solar power heats water and PV generates electricity with generous Feed in Tariff!

Winding down the beautiful tree lined driveway, which opens out to the private courtyard parking area, you will find the "Gin Gang"

*** (A gin gang, wheelhouse, roundhouse or horse-engine house) A building which was once ran by Horse power now housing Horse power of a more mechanical nature!





- Panoramic Views as far as the eye can see
- Gin Gang (Large Garage)
- 4 Bedrooms
- Country Kitchen, Aga cooker, plus other cooking appliances
- Charming Farmhouse
- 4 Reception rooms
- Solar Power (Low/No power Bills)
- Country Garden

GENERAL INFORMATION:
 Tenure: Freehold
 Services: Oil central heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding G)

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Energy Efficiency Rating		
		Current
Very energy efficient - lower running costs		
(92-plus)	A	66
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk