



Farmhouse & Land

Romaldkirk



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A truly unique opportunity to acquire a farmhouse and land occupying one of the most idyllic and privileged locations in Teesdale. Low Garth sits above the south bank of the River Tees and commands spectacular views along the valley. The derelict property comprises 5.19 acres and includes a farmhouse, farm buildings and associated pastureland with private access directly from the Romaldkirk to Cotherstone road [the B6277], over adjoining fields. The sale gives the additional opportunity to acquire a further 11.37 acres of land giving full ownership of land from the Council maintained B6277 if desired.

The two bedroom traditional farmhouse is primary of stone construction with a Teesdale stone roof, some of the other buildings are of blue slate.

The farmhouse is in need of full renovation, attached to its northern extent is a large, two storey stone built barn, with stone roof having obvious potential. Further traditional buildings offer conversion opportunities to include potential for stables, hobby rooms, offices, garaging or possibly Airbnb subject to the necessary approvals being obtained.



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SITUATION

The property is situated between Romaldkirk and Cotherstone being approximately 7 miles from the market town of Barnard Castle and within easy walking distance of Romaldkirk.

ACCESS

A dedicated access is taken directly from the B6277 road between Cotherstone and Romaldkirk via a track to access the subject land which is coloured blue and extending to 5.19 acres.

THE FARMHOUSE

The property includes the following accommodation: - Small Entrance Vestibule with stairs off. Sitting Room - Basket grate fireplace. Dining Room/Kitchen - Enamel range still in situ with drying rail. Rear Kitchen - Sink unit and rear access to the north west side of the house. Pantry located off the rear kitchen

FIRST FLOOR

Landing. Master Bedroom - Basket grate fireplace. Bedroom Two - Rear Bathroom – Low level wc, panelled bath, hand wash basin and airing cupboard.

NOTE

The primary source of heating had been solid fuel in the past with the main kitchen range having a back boiler which is no longer operational and would require replacement.

FARM BUILDINGS

A lean-to to the frontage 5.98m x 2.75m overall to include three separate rooms and a pump for the water supply. Two further storerooms, byre with loft over 4.5m x 4.57m, attached two storey barn completes the measurement of the overall barn structure 4.5m x 6.75m of two storey height comprising Calf pens and stirk byre to the end elevation of the barn 6.3m x 4.5m.

Detached milking byre to the northeast corner of the farmyard with two byres adjoining each other but being separate being former milking byres. The first being a six-stall byre 7.48m x 4.67m and an 8 stall milking byre 8.30m x 4.27m

To the northside of the buildings a further former pig house and store. The pig house measuring 2.9m x 2.34m and the store being 2.51m x 1.84m with loft over both. The pig house has a walled enclosure to its frontage.

The land is situated to the north and to the west of the main house bordering the woodland leading to the river Tees in two enclosures of 2.52 and 2.26 acres respectively.

There is a public footpath, The Teesdale Way, that passes through Lot 1 and Lot 2.

LOT TWO

Comprises a further three enclosures (coloured red) which will be formed by the enclosure of the road to the immediate north west side comprising enclosure of 2.21 acres, 2.72 acres and 6.44 acres respectively. These areas adjoin the main access road between Cotherstone to Romaldkirk and immediately beside the access road which will remain in the ownership of Lot 1.

BOUNDARIES

The boundaries of the land areas sold will be the responsibility of the purchaser.

CONDITIONS

The land comprising Lot 1 will be sold with a 6 metre width of available road which will be fenced on both sides with a stock proof fence by the vendor prior to purchase. In the event that only Lot 1 is purchased, crossing points will be agreed between the vendor and purchaser to provide access to Lot 2. In the event that Lot 2 is purchased, there will be a need for a stock proof fence to be provided by the vendor on only the south side of the road. The vendors will grant whatever easements are necessary for the provision of services to the property. The road will be the responsibility of the purchaser to improve and maintain as they see fit within the confines of the fenced area.

The vendor will place gates at agreed crossing points.

TENURE

Freehold with vacant possession upon completion.

SPORTING AND MINERAL RIGHTS

Any sporting rights and mineral rights which are owned are included in the sale.

METHOD OF SALE

The property is offered for sale by private treaty. We reserve the right to proceed to best and final offers.

GUIDE PRICE

Lot 1 – £420,000

Lot 2 - £200,000

COST

Each party is to bear their own costs.

EASTMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to all covenants, easement and rights of way whether mentioned in these particulars or not.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham, DH1 5UL
Telephone 0300 026 000

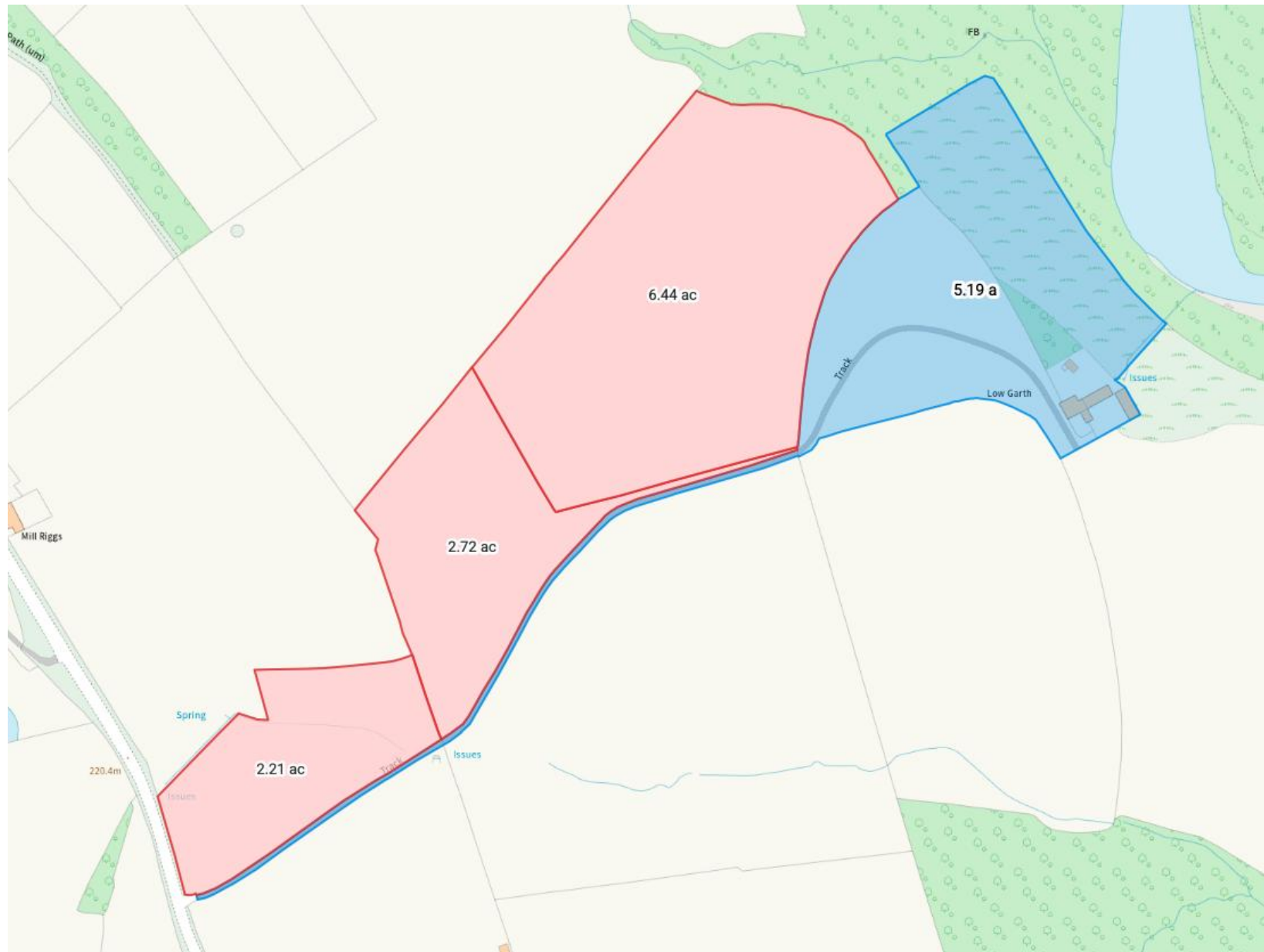
BROCHURE

Brochure prepared April 2025



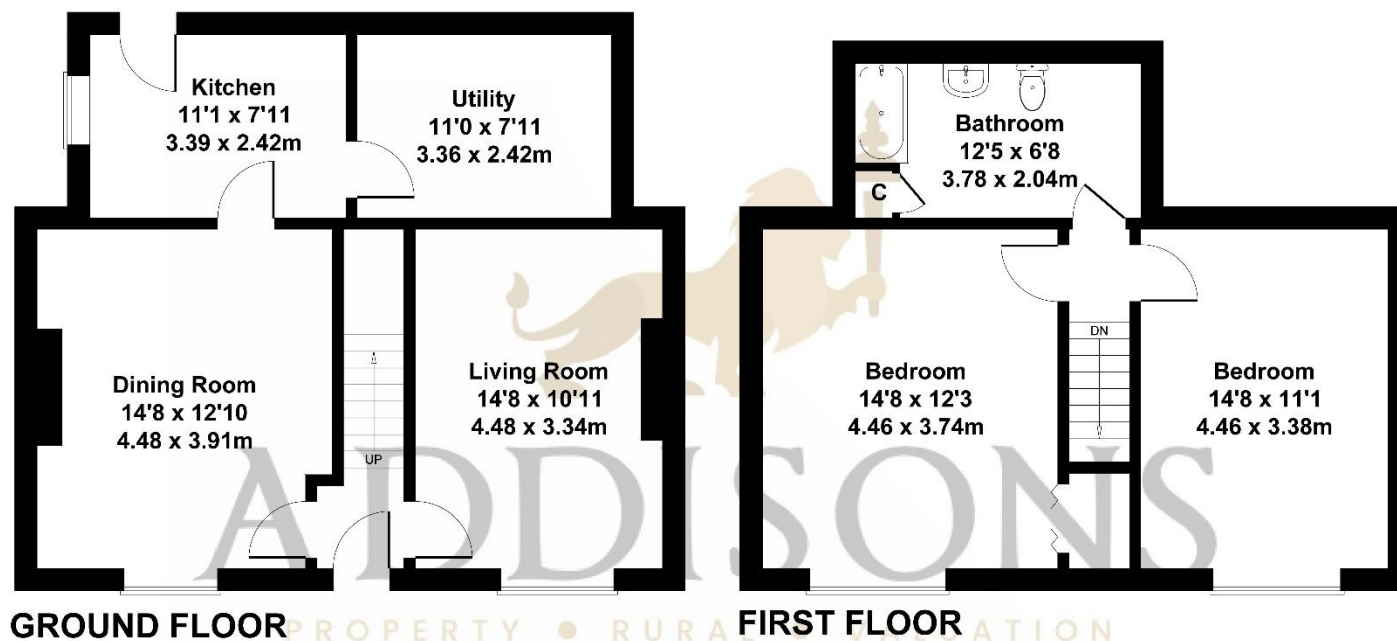


Plan



Floorplan & EPC

Low Garth, Romaldkirk, DL12 9EW

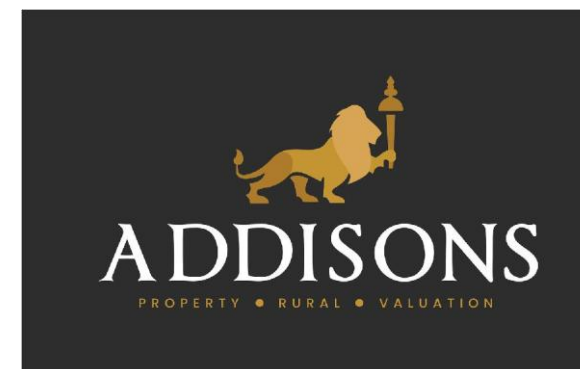


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	



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