

Dalton, Richmond Guide price £950,000



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Surrounded by approximately 30 acres of well fenced fields, Broaches Farm is an excellent opportunity to acquire a highly adaptable lifestyle property with massive potential in this picturesque location.

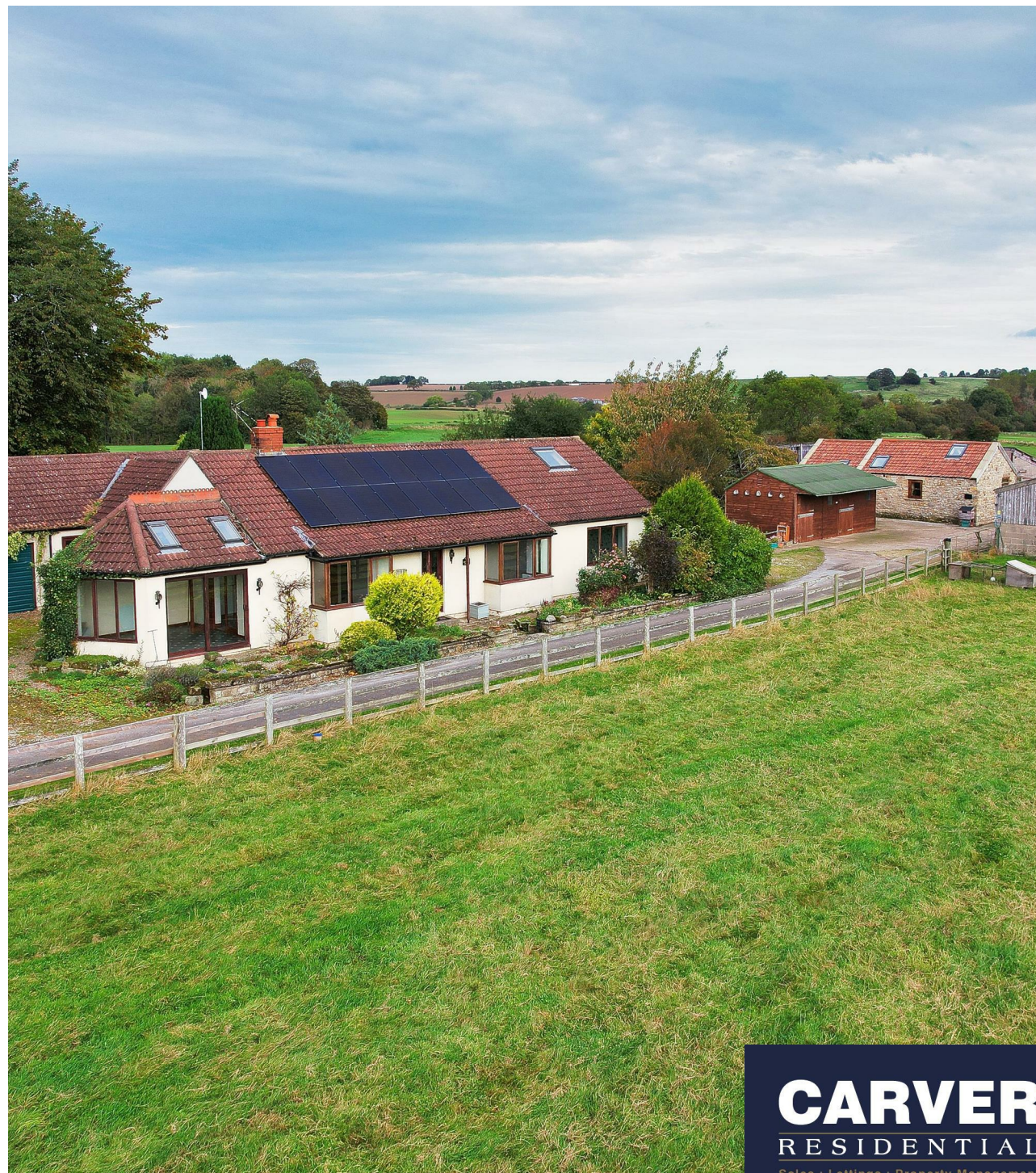
Conveniently located for the A66 and the Scotch Corner junction of the A1(M). It is perfectly positioned for commuting to Newcastle, Teesside, Leeds, and The Lake District which are all easily accessible. The East coast mainline station at Darlington is just a 20 minute drive away and local airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

The main property Broaches House is a detached 4 Bed bungalow which has huge scope for development (subject to planning) with beautiful, cultivated gardens that cover just under half an acre and include a tennis court, two ponds, a summerhouse & Gazebo, mature planting and a woodland which includes mountain ash, sycamores and beech.

There are several outbuildings including a stable block and workshop along with a lovely, detached annexe (Old stone barn) with mezzanine.

Previously run as a touring caravan site and still retaining the pitches which have individual electric meters this amazing property really does offer numerous options for any purchaser.

**PLEASE NOTE: THIS IS SOMEONES HOME ACCESS IS ONLY BY APPOINTMENT-PLEASE DO NOT TURN UP UN ANNOUNCED**











- No Onward Chain
- Approx 30 Acres
- Outbuildings, Barns and Stables
- Caravan pitches
- Tennis Court
- Formal Gardens with pond
- Beautiful Location
- Detached Granny Annexe (Old Stone Barn)
- Solar panels







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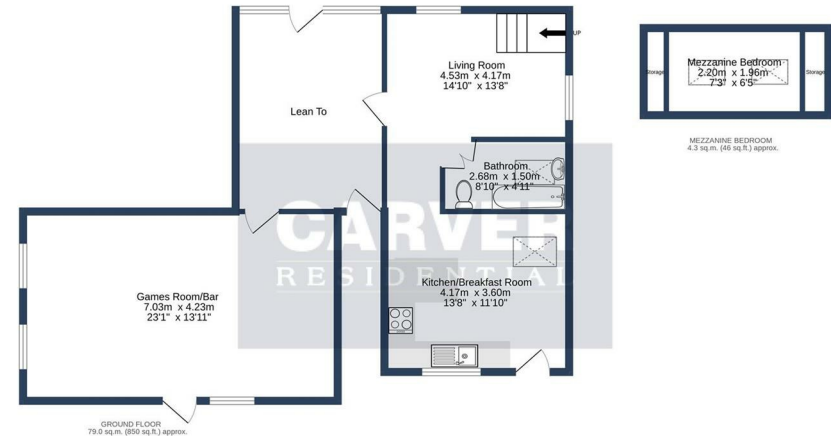


GROUND FLOOR  
180.6 sq.m. (1944 sq.ft.) approx.

BROACHES HOUSE, DALTON, DL11 7HW.

TOTAL FLOOR AREA: 213.4 sq.m. (2297 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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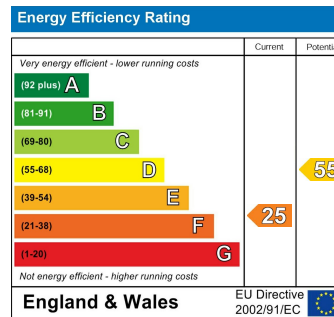


GROUND FLOOR  
79.0 sq.m. (850 sq.ft.) approx.

OLD STONE BARN, DALTON, DL11 7HW.

TOTAL FLOOR AREA: 83.3 sq.m. (896 sq.ft.) approx.

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