



Hallgarth Manor Farm, High Pittington, DH6 1RE
4 Bed - Barn Conversion - House
O.I.R.O £595,000

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Hallgarth Manor Farm

High Pittington, DH6 1RE

Stunning Semi Rural Setting ** Rarely Available Barn Conversion ** Fabulous Rear Countryside Views ** Sunny and Private Rear Aspect ** Large Paddock Style Garden ** Modern Fixture & Fittings ** Spacious, Versatile & Open Plan Living Accommodation ** Sumptuous Family Bathroom ** Outskirts of Durham ** Access to Good Road Links ** Open to A Variety of Buyers ** Integrated Bosch Kitchen Appliances ** Bathroom Under Floor Heating ** Cleverly Concealed Utility Room ** Double Garage ** Must Be Viewed **

The floor plan comprises: entrance, stunning open plan living, kitchen and dining area, separate sitting room/snug with doors out to the patio area and fabulous views. There is a useful utility room, three good sized bedrooms, master bedroom with walk-in wardrobe and en-suite shower room/WC, and there is also a family bathroom/WC which includes double walk-in shower cubicle. Outside, there are enclosed gardens and an open aspect paddock style garden with patio and bbq area. There is also a double garage.

Hallgarth Manor Farm is a Hamlet which was the former workers cottages and agricultural buildings associated within the Hallgarth Hall. Situated on the outskirts of High Pittington village and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance with a Grade 1 listed church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.













Development Information

A management company was set up to maintain the common land of the development, as per clause 13.6 of the Title Deeds 'Estate Services' and, to satisfy the legal requirements of the Title Deeds, to wit, clauses 13.8(f) and 13.4.13 to be managed by Eldon Construction.

At a later date the residents established a new maintenance company, with the slightly different name of Hallgarth Farm Maintenance Ltd. (HFML Company ref. 05195969), the residents being equal shareholders, thus satisfying the requirements of the Title Deeds

HFML was set up as a private Limited Company in August 2004.

For the purposes of this document (as per the Title Deeds) the 'rent charge owner' is Hallgarth Farm Maintenance Ltd, which will be referred to as 'The Company' for the rest of this document.

The company has 8 shareholders (the number of properties) and all shareholders elect 2 Directors at regular periods (every two years).

Rights

To be a shareholder in the company

To be a director of the company, if desired

To be party to any/all decisions taken by the shareholders in General or extra meetings (6 out of 8 residents need to agree to any proposal, in order for the decision to be approved.)

Responsibilities

To pay the annual maintenance fees, when due.

Included in this fee are Liability Insurance, general maintenance of the common areas of the Hamlet and contributions towards (although does not fully cover) maintenance of the lane leading into the properties.

To attend shareholders (residents) meetings as far as possible.

Directors

Directors are responsible for the management of the company, and must ensure:

That the company does everything it is obliged by law to do so

That their decisions are in the best interests of the company

Notes

The address of the company will vary dependent upon which resident is current director and chair person. At present it is:

The Mediaeval Barn

Hallgarth Manor Farm

High Pittington

Durham

DH6 1RE

Share allocation is one share (£1 fully paid up ordinary share per residence)

Maintenance charges were established at £200per residence per year in November 2009, the first increase since 2005. The maintenance charge is subject for review as & when needed & agreed by shareholders.NOTE- reviewed at AGM 2018, reduced to £100 for 2019, then review again. From 2023, £150 per household per year.

The lane leading into the properties is owned by Hallgarth Manor hotel, however it is legally the responsibility of the residents to maintain the lane.

The lane was fully resurfaced with Tarmac in 2008 at a cost of £6000. It is hoped that it will not need further work until at least 2018.

Note- checked May 2018, no work needed. Will be checked every 6 months.

Please note this information is provided in good faith and as a guide only. The information should not be relied upon. Any prospective purchasers should make their own enquiries and satisfy them selves to the accuracy of the information.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band G - Approx. £4052 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



The Parlour

Approximate Gross Internal Area
1817 sq ft - 169 sq m



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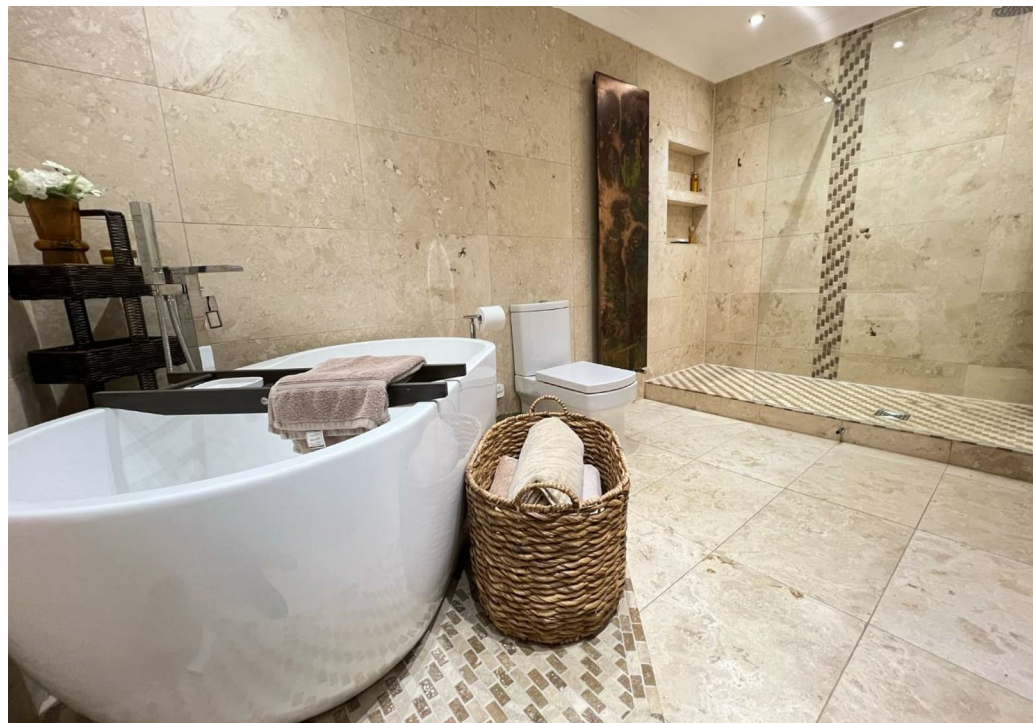
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-81) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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