



Alston, CA9 3LD
4 Bed - House - with Land
Offers Over £1,500,000

Council Tax Band: C
EPC Rating:
Tenure: Freehold



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****Off-Grid, Country Retreat Barn Conversion, with ready made Income Potential – North Pennines ****

Escape to the edge of the stunning North Pennines with this exceptional lifestyle property – a beautifully restored barn conversion set within 13.3 acres of gardens and grazing land, offering complete off-grid living and boundless opportunity.

Lovingly upgraded by the current owners, this charming home combines rustic character with modern sustainability, featuring solar power, generator backup, double glazing.

The farmhouse kitchen, with its Rayburn, Belfast sink, and French doors to a sun-soaked patio, forms the heart of the home, flowing into a welcoming sitting room with exposed beams and a multi-fuel stove. A spiral staircase leads to three spacious double bedrooms, including a luxurious en-suite master with panoramic countryside views.

Outside, the property truly shines. Extensive outbuildings – including a three-bay barn with workshop, former piggery, and stables – all have power and lighting, making them ideal for equestrian, smallholding, or creative pursuits.

A rare opportunity for sustainable living, the estate is powered by 60 solar panels, battery storage, and a generator, ensuring complete energy independence.

Adding to its appeal are four eco glamping pods (on a 365-day licence) with private shower facilities, solar-powered heating, and communal kitchens – generating a ready-made income. There's also planning permission for four static pitches and a barn conversion, offering huge potential for further development.

This is more than a home – it's a self-sufficient rural haven, offering freedom, tranquillity, and a thriving countryside lifestyle.





PLANT ROOM:

60 solar panels with 3 240v inverters feeding 9 victron batteries
there is also a 50kva generator backup

LAND PODS

4 all terrain off grid glamping pods Each sleeps four people, double bunk style and has its own separate wet room space.

The Landpod Wet room structure comprises of four individual lockable wet rooms, one for each Landpod, each wetroom has a shower, toilet, low voltage heater, towel hook, dry bag, waste bin, window blackout. Outside is a small sink with hot/cold running water and hand wash.

Fully off-grid with solar panels and battery packs. Each pod is insulated and heated via an eco friendly warm air system (as found in camper vans) to take the chill off, with one pod having a log burning stove also.

There are shared site facilities for making a simple meal, a drying area to hang wet clothing and outdoors is an all terrain campfire, grill and pizza oven with benches and amazing views. Shared site facilities include our 'Snack Shack' and 'Tiny Kitchen' area which each have a double gas camping hob, crockery, utensils and a selection of condiments.

The 'Driangle' is a shared site facility it has a low voltage solar powered heater inside for heating the space and for drying out wet clothes, boots or towels.



Lambsgate Farm


Approximate Gross Internal Area
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 2002/91/EC	

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