



GSC GRAYS

PROPERTY • ESTATES • LAND



South Flatts Farmhouse,

Boldron Barnard Castle, Co. Durham, DL12 9SW

Guide Price £525,000



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Situation & Amenities

Barnard Castle 3 miles, Richmond 15 miles, Darlington 22 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. Please note all distances are approximate. The property located just off the A66 with the village of Boldron close by, which supports an active village hall community. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.

Description

A superb opportunity to purchase an attractive stone built character home with various outbuildings and grazing land. This detached home has been restored and well maintained by the current owners to provide generous living accommodation to the ground floor including an open plan living/dining kitchen, sitting room, home office and utility, as well as three double bedrooms to the first floor, including a separate master bedroom suite which is incredibly spacious with an en-suite shower room. The property enjoys open countryside views from every window and characterful features including, exposed beams, stone fireplaces and sash windows to name a few. Externally, there are spacious grounds including gardens to both the front and rear, with a substantial walled garden situated behind the stable block, which provides access to the grazing paddocks. The property sits within 1.59 acres approx and also benefits from an attached stone two storey outbuilding which provides flexibility to be used as a workshop, converted into an annex, incorporated into the main home or a holiday let, subject to necessary consents.

Accommodation

Rear Entrance Porch

The property is approached from the rear through a partially glazed door which leads into the entrance porch with windows to either side. Stone flagged flooring, wood panelling and a timber door leading into the open plan dining living kitchen.

Dining/ Living Kitchen

Fitted with a good range of base units with cream wooden frontage and granite work surfaces, Belfast sink with mixer tap and drainer with stone slabs to either side. Solid fuel fired Aga, stainless steel extractor fan and tiled splashbacks. Two windows to the rear and space for a fridge freezer and dishwasher. Doors leading into the office, main hallway, rear hallway and an opening into the living area. Stone slabbed flooring, exposed beams and space for a dining table. The living area has exposed timber flooring, double doors leading out to the main garden with superb countryside views, a cast iron open fire with a cast iron surround a stone hearth. Exposed timber beams and a door leading into the hallway.

Office

Two-steps down into a home office with a range of fitted storage and a partially glazed door to the front. A feature alcove, partially stone flagged flooring, exposed beams and a period timber door.

Main Hallway

The partially glazed front door leads into the hallway with period tiled flooring, partially panelled walls. Radiator. The hallway leads into the dining kitchen, living room and the utility.

Utility

With plumbing for a washing machine and tumble dryer, fitted shelving, space for a freezer, traditional stone butcher's slab with a window to the rear.

Living Room

With a sash window to the front, log burner set in an Inglenook with a stone surround and stone hearth. A good range of fitted bookshelves, a door leading up to the first floor and a window seat.

Inner Hall

Staircase leading up to the first floor, an understairs storage cupboard, stone flagged flooring and wood panelling.

First Floor Landing

A half landing with a window to the rear, door leading to the bathroom and a step up with doors leading into bedrooms two and three. Exposed beams.

House Bathroom

Fitted with a panel bath with shower head attachment, low level WC and wall mounted Armitage Shanks wash hand basin. There is storage to the eaves, two Velux roof lights and exposed beams. Period style radiator.

Bedroom Two

A double bedroom with a sash window overlooking the garden and open countryside beyond. Fitted storage cupboard and a cast iron feature fireplace with a tiled hearth.

Bedroom Three

With a sash window to the front, exposed timber flooring. Radiator. Loft access. Boarded doorway leads through to the master bedroom.

Second Inner Hall

A spindle staircase leading up to the master suite, period style tiling, understairs storage cupboard.

Second Landing

With a half landing and two windows to rear and side, an exposed beam and door leading into the master suite.

Master Suite

A substantial room with a dual aspect to the front and side. There are three windows overlooking the front garden and countryside beyond and a window to the side with further open views. Exposed timber beams and a feature door which leads back through into bedroom three if desired. A door leads into the en-suite.

En-suite

With a step down and fitted with a double step-in shower, contemporary wash hand basin on a tiled plinth, low level WC and two Velux windows to the rear. Exposed beams and a storage cupboard.

Tel: 01833 637000

Externally

The property is approached via a track and is set in a plot of approximately 1.59 acres. There is ample parking situated to the rear, side and front of the property. The front garden is mainly laid to lawn and paved patio which sits adjacent to the double doors from the living kitchen and enjoys superb open countryside views. There are dry stone wall boundaries, an external feature stone staircase with a log store underneath. Beyond the front garden there is a substantial concrete hardstanding area which provides further parking.

To the rear of the property there is a gravelled garden with a dry stone walled boundary and a useful log and coal store. The garden houses a range of mature shrubs and planting. The main garden is a separate walled garden to the side of the property adjacent to the stable block. Accessed via a timber gate with a well stocked flower border, a vegetable patch, orchard with apple and plum trees, dry stone wall boundaries, water tap and a greenhouse. There is a further garden area mainly laid to lawn with an additional vegetable patch, accessed through a picket gate. Beyond the walled garden there is a gate providing access to the grazing paddocks.

The land is split into a range of grazing paddocks suitable for sheep or pigs and there is a larger paddock which is suitable for equestrian use.

There are also two attached barns to the property, a stable with a timber door and a stone trough with water tap and lighting. To the opposite side of the property there is a two storey, substantial stone built barn, currently used as a workshop, which is separated into two rooms and has light, power and water connected as well as three pedestrian access doors. The stone barn has a range of potential uses, including conversion into residential accommodation, either as an annex, incorporated into the main house, or holiday let, subject to necessary consents. There is also a detached stone built stable block with timber doors and light and water connected.

Tenure

The property is freehold with vacant possession on completion.

Services and Other Information

The property is heated by solid fuel fired central heating. There is mains electric and water connected, drainage for the property is by a septic tank.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.
The property is banded D.

Particulars & Photographs

The particulars were written and the photographs taken in July 2021.

Wayleaves, Easements and Rights of Way

South Flatts Farmhouse is sold subject to, and with, the benefit of existing rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi-easements and all wayleaves or covenants whether disclosed or not.

DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

