



Woogra House,
Woogra Farm, Bishopton, TS21 1HQ

Woogra House
Woogra Farm
Bishopton
TS21 1HQ

Guide Price: £695,000

A fabulous opportunity to purchase a 5 bedroom detached farmhouse with gardens and paddock extending to approximately 5.87 acres in total. The property is situated between Bishopton and Great Stainton, with an excellent position for access to Darlington, Durham and Teesside conurbation.

- 5 bedroom farmhouse
- 5.87 acres (2.38 ha) in total
- 5.50 acres (2.23 ha) of gardens and grassland
- Rural location
- Close to Darlington, Teesside and Durham
- EPC Rating: E

For sale by private treaty

youngsRPS 
Sedgefield - 01740 622100



LOCATION

Woogra House is a detached house located between Great Stainton and Bishopton. It sits within a cluster development comprising a cottage and converted barns with existing rural business beyond to the east side. Sedgfield lies 6 miles to north, Darlington 8 miles to the south and the property is well placed for access to wider retail provisions and amenities at Teesside Park. The property benefits from excellent local transport links to the A66, A19 and A1. The East Coast Main Line operates from Darlington Railway Station. Airports are located at Teesside and Newcastle upon Tyne.

DESCRIPTION

Woogra House comprises a spacious and well presented detached five bedroom farmhouse which has been extended to provide accommodation over three floors. There are five bedrooms, four of which are ensuite, along with a family bathroom. The extensive ground floor accommodation incorporates kitchen, two reception rooms, garden room, utility and study/playroom. Externally the house is accessed via two access tracks from the main road, with secure gated entrance with gardens and attractive grassland totalling 5.87 acres (2.38 hectares).



ACCOMMODATION

The accommodation comprises:

Ground Floor

Front Entrance

Garden Room (9.05 m x 1.96 m) having stone flagged floor, providing access to living room and sitting room.

Dining Room (4.40 m x 5.99 m) with fireplace having cast iron burner.

Living Room (8.05 m x 3.71 m) A large reception room providing flexible use of space.

Kitchen (4.69 m x 3.66 m) in country cottage style with an excellent range of wall mounted and floor units incorporating sink unit, central island, integral range style cooker.

Utility Area (4.67 m x 4.07 m (max)) with access to the rear and to the playroom/study and incorporating a range of floor units with working surfaces over, sink unit and breakfast bar.

Playroom/Study (4.07 m x 2.74 m)

Inner Hall with staircase to first floor level.

First Floor

Landing

Bedroom 1 (4.72 m (max) x 4.52 m (max)) having aspect over the gardens to the front of the property, walk in wardrobe and adjoining ensuite.

Shower Room with high gloss floor tiles, mains valve shower, low level flush wc and wash hand basin with cupboards below.

Bedroom 2 (4.56 m x 3.50 m) with aspect to the front, wardrobe area and ensuite shower room.

Bedroom 3 (3.84 m x 3.77 m) situated to the rear.

Family Bathroom with modern 4 piece suite comprising quadrant shower cubicle, panel bath, low level flush wc and wash hand basin. Chrome towel rail.

Second Floor

Landing

Bedroom 4 (6.20 m (max) x 2.95 m) with ensuite shower room.

Bedroom 5 (6.02 m x 4.53 m) having ensuite shower room with 3 piece suite.

EXTERNAL

The property is accessed from the main road via a secure remotely operated gate with driveway and separate track leading to the property. The access is shared with the farm business operating to the west side and a cluster of converted buildings which adjoin the subject property.

The gardens to the front of the house adjoin a small paddock. The grassland adjoins to the north side and in total extends to approximately 5.50 acres. The property lies within a rural area, ideal for the pursuit of equestrian and country lifestyle activities.



SERVICES

The property has mains water and electricity. Foul drainage is to a septic tank. There is no gas available to the property. Central heating is currently provided by an oil-fired central heating boiler.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. All interested parties should register their interest with the Selling Agent at the YoungsRPS Sedgefield Office.

COUNCIL TAX BAND

Woogra House is assessed as Council Tax Band E.

EPC RATING

Woogra House has an energy performance rating of E.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

MINERAL AND SPORTING RIGHTS

The Sporting and Mineral rights are excluded from the sale as far as we are informed.

COSTS

Each party is to bear their own costs.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.



Insofar as we are aware, there are no public rights of way across the land. The main farm access is shared with the adjoining neighbours.

BOUNDARY LIABILITIES

Boundary liabilities, where known, are shown by means of an inward-facing "T" mark on the Sale Plan.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti Money Laundering Regulations in the form of a copy of the purchasers' passport, together with a copy of the purchasers' driving licence or a recent utility bill as proof of residence.

LOCAL AUTHORITY

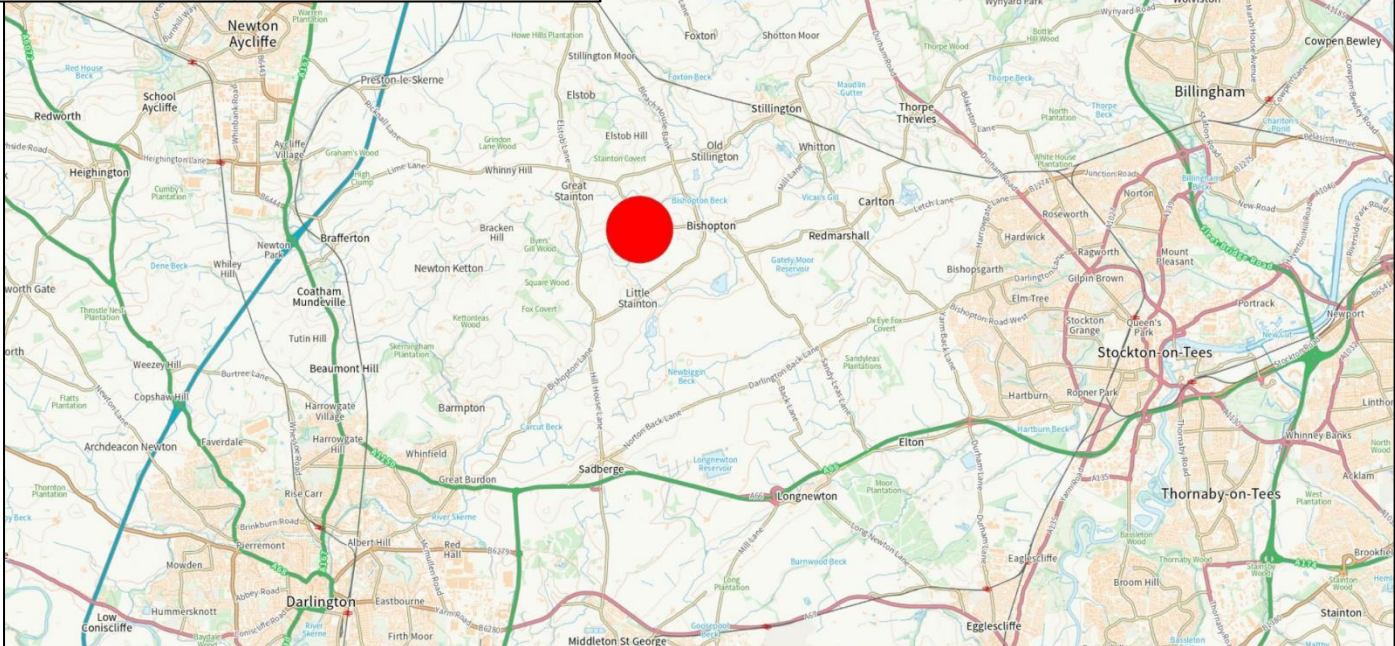
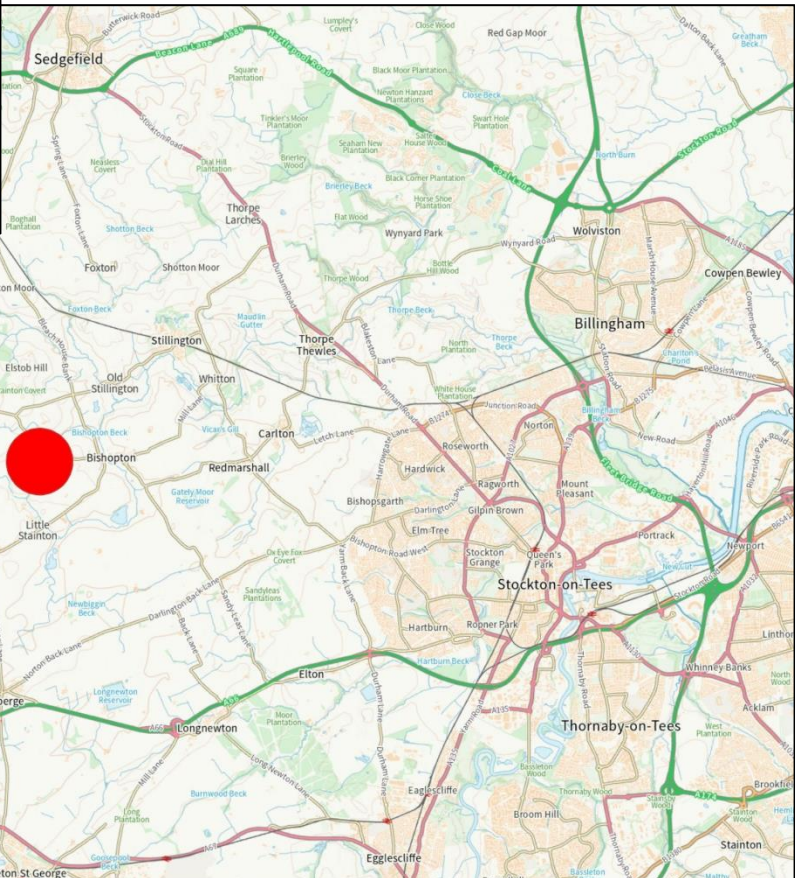
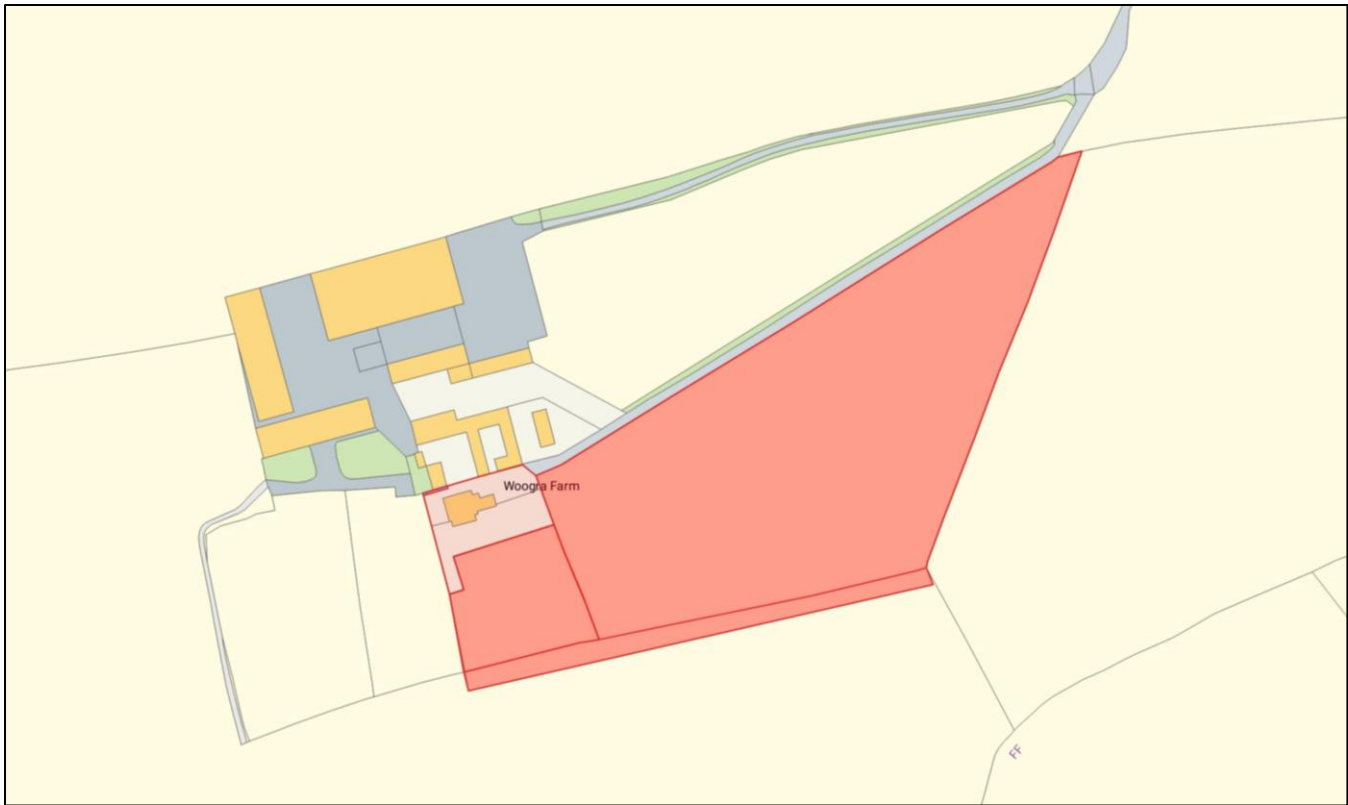
Darlington Borough Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

VIEWINGS

Viewings should not be unaccompanied and are strictly by prior appointment only. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 622100.

Particulars prepared: September 2023

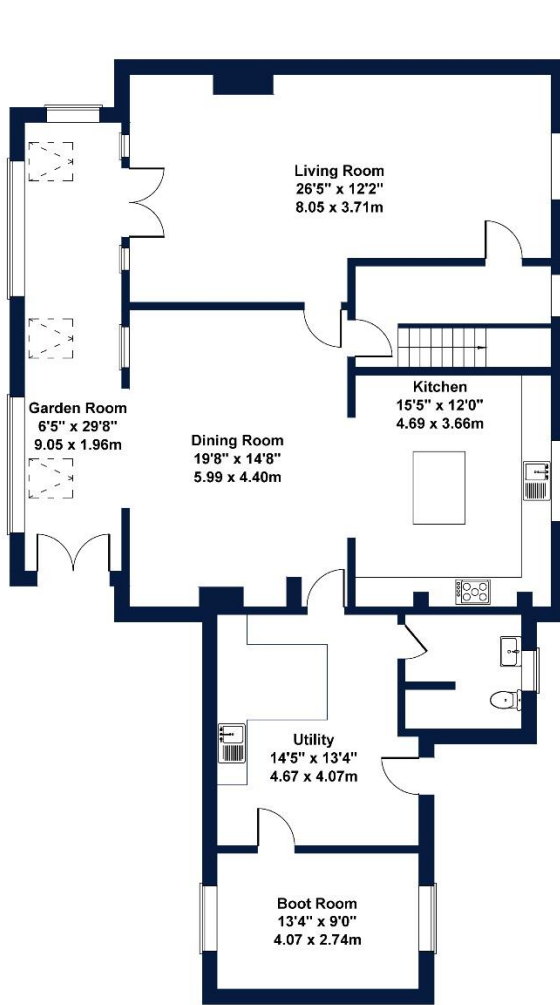
Photographs taken: September 2023



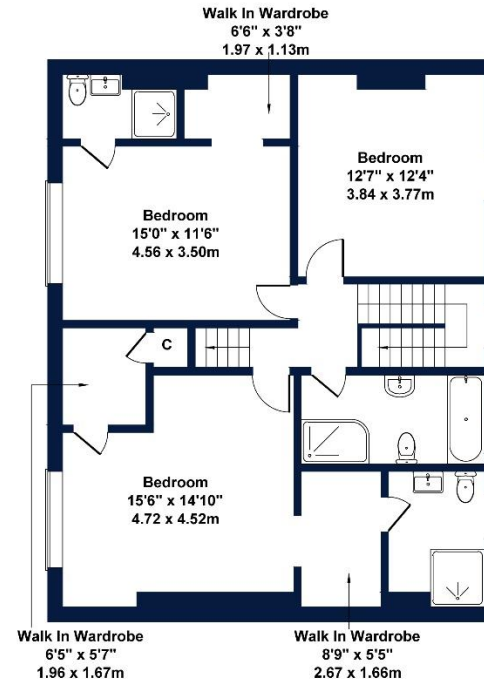
PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

Woogra House, TS21 1HQ
 Approximate Gross Internal Area
 3261 sq ft - 303 sq m

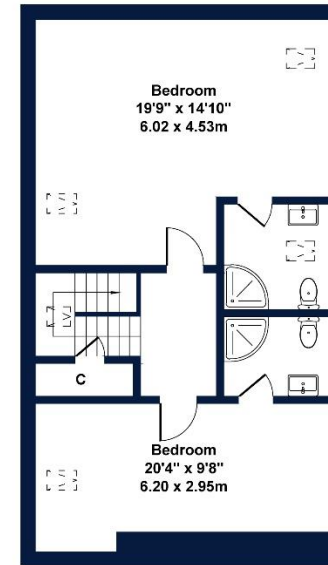
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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