



VENTURE  
PLATINUM

| Darlington  
£695,000



In the picturesque village of Houghton-Le-Side, Darlington, this exquisite detached farmhouse offers a perfect blend of modern comfort and rustic charm. With four generously sized reception rooms, this home provides ample space for both relaxation and entertaining. The four well presented bedrooms, two of which have en-suites bathrooms, ensure that family and guests alike can enjoy their own private retreats. With an additional family bathroom and ground floor w.c, busy mornings will be a breeze.

The property is set within semi-rural surroundings, allowing residents to relish the tranquillity of country living while still being within easy reach of local amenities and travel links. The stunning and breathe taking, uninterrupted views, span the surrounding countryside from the Cleveland Hills to North Yorkshire and the Pennines, making this home a true haven for nature lovers.

The spacious rooms throughout the house are designed to maximise light and comfort, providing a warm and inviting atmosphere. The ample grounds surrounding the property offer plenty of outdoor space for play, or simply enjoying the fresh air. Additionally, the inclusion of solar panels reflects a commitment to sustainability and energy efficiency, making this home not only beautiful but also environmentally friendly.

For those with multiple vehicles, the property boasts parking for numerous vehicles, ensuring that you and your guests will never be short of space. There is also a double garage and workshop area which was once a 'Gin Gang', otherwise known as a Horse Mill. (In times gone by, this was often a common find on farm land).

This delightful and rare farmhouse, today combines the best of rural living with modern conveniences, making it an ideal choice for families or anyone seeking a peaceful retreat. Don't miss the opportunity to make this stunning property your new home.

#### **Porch**

Upvc door to side and window to front. Electric heater.

#### **Entrance Hall**

Upvc double glazed window to front, staircase to first floor landing with storage cupboard under, electric heater and radiator.

#### **Kitchen/Dining Room 4.50m x 4.19m (14'9 x 13'9)**

Upvc sash, double glazed bay window to rear with window seat/storage feature. Coving and spotlights to ceiling. Fitted with wall, base and drawer units, including deep pan drawers. Belfast style sink with mixer taps. Wooden top Breakfast island with storage under. Aga style cooker with electric hob and extractor over. Separate integrated eye level oven and microwave. Integrated fridge freezer and dishwasher.

Dining area has ample space for a table and chairs, coving to ceiling and radiator. Open plan to kitchen.

#### **Lounge 7.19m x 5.36m (23'7 x 17'7)**

Upvc double glazed sash windows to front, upvc bay sash window to rear and double glazed sash window to side. Coving to ceiling, feature fireplace with inset glass front fire. Storage and display cabinets into alcoves. Access to Conservatory and two radiators.

#### **Conservatory 4.55m x 3.56m (14'11 x 11'8)**

Part wall, part double glazed with apex glazed roof. French doors to rear and tiled floor. Ample room for seating or table and Chairs.

#### **Dining Room 5.51m x 3.45m (18'1 x 11'4)**

Upvc window and door to rear, deep coving to ceiling, fireplace with inset log burner stove, alcove display mantle and panelling to walls. Wood flooring.

#### **Sitting Room/Study 4.98m x 2.57m (16'4 x 8'5)**

Upvc double glazed window to front and radiator, with step access to study area, Study area has upvc sash window to rear and two Velux roof windows to side. Storage and shelving. Access to the utility room and ground floor cloaks.

#### **Utility Room 3.48m x 2.57m (11'5 x 8'5)**

Upvc double glazed window and door to side, fitted with floor units, stainless steel sink with mixer tap. Space for fridge freezer, washing machine and tumble dryer and radiator. Access to ground floor cloaks and storage cupboard.

#### **Ground Floor Cloaks**

Upvc double glazed obscure window to side, w.c, wash hand basin and electric radiator.





#### First Floor Landing

With wall panelling, coving to ceiling and feature arch window at first floor level. Radiator and access to loft. Bedroom one can be accessed via the dressing room.

#### Dressing Room 3.53m x 3.25m (11'7 x 10'8)

Upvc double glazed sash window to rear, fitted wardrobes and radiator.





**Main Bedroom 5.51m x 4.70m (18'1 x 15'5)**

Upvc double glazed sash window to rear, coving to ceiling, grand fitted wardrobes with mirrored doors, walk in wardrobe and en-suite. With stunning views of the open countryside to wake up to.

**En-Suite One**

Upvc double glazed window to front, freestanding bath with mixer taps and spray, walk in shower cubicle, low level w.c, wash hand basin in vanity unit, tiled walls/floor and radiator.

**Bedroom Two 4.57m x 3.58m (15' x 11'9)**

Double glazed window to front and radiator.

**En-Suite Two**

With shower cubicle, w.c, wash hand basin and heated towel rail.

**Bedroom Three 4.22m x 3.58m (13'10 x 11'9)**

Upvc double glazed sash window to rear, fitted wardrobes and radiator.



**Bedroom Four 3.58m x 2.84m (11'9 x 9'4)**  
Double glazed window to front and radiator.

#### **Family Bathroom**

Upvc double glazed, part obscure sash window to rear, coving to ceiling. Panelled bath, walk in shower, w.c and wash hand basin. Fully tiled walls and floor. Spotlights to ceiling and radiator.

#### **Externally**

To the front is a grand, gravelled driveway. Mainly laid to lawn with water feature, garage and off street parking for multiple vehicles. To the rear is mainly laid to lawn with extensive rural views, shed and patio area.

#### **Tenure**

Freehold

#### **Property Details**

Local Authority: Darlington

Council Tax Band: G

Annual Price: £3,953

Conservation Area No

Flood Risk Very low

Floor Area 2,841 ft 2 / 264 m 2

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

1 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

#### **Note**

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house









# Southfields Farm | Darlington



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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