

Bleach Green Farm

ALUM WATERS | NEW BRANCEPETH | DURHAM | COUNTY DURHAM



FINEST
PROPERTIES



A beautiful stone-built farmhouse with annexe
and outbuildings, set within wonderful
private gardens and grounds

Durham City Centre 3.7 miles | A1 Junction 62 5.9 miles | Newcastle City Centre 18.3 miles
Newcastle International Airport 26.3 miles





Accommodation in Brief

Main House

Porch | Hallway | Sitting Room | Kitchen/Dining Room | Conservatory
Garden Room | Utility Room | Shower Room | Three Bedrooms
Bathroom | Office

Annexe

Open Plan Studio/Gym | Cloakroom/WC

Externally

Stable Block & Hay Shed | Courtyard Parking
Landscaped Gardens Pond | Summerhouse | Potting Shed
Greenhouse Covered Horse Shelter | Land | Woodland







The Property

Bleach Green Farmhouse is a gorgeous traditional stone farmhouse, believed to have been built in 1764, offering the perfect blend of character, original features, modern luxury and vintage chic. Elegant touches and graceful styling flow throughout every part of the property, including a fabulous annexe that is currently configured as a gym, but could become a charming additional cottage, subject to securing the relevant permissions. The property rests within stunning landscaped gardens and grounds, with around 17 acres of private land creating a haven of peace and tranquility.

The beautiful handmade, bespoke, farmhouse-style kitchen is the heart of this home with its range cooker, substantial island bench with hob and plenty of space to socialise. The modern fitted units work seamlessly with the character of beams, wood panelling and a flagged stone floor. Tasteful colour palettes combine with glazed doors, sash windows and access into the conservatory to create a light, bright, welcoming space.

The bespoke conservatory is an amazing feature of Bleach Green Farm, providing the opportunity to appreciate the stunning gardens throughout the year. The conservatory is both striking and inviting, with the room completely bathed in natural light from the glazing that wraps around three sides and soars overhead.



There is more reception space in the sitting room, a warm and cosy room with a feature fireplace housing a woodburning stove. The sitting room has a dual aspect with one window looking into the glazed garden room on the corner of the house. The garden room provides a peaceful nook to sit with a good book for a quiet escape.

The ground floor further benefits from a well-equipped utility room that adjoins the kitchen. There is also a ground floor shower room with walk-in rainfall shower, wash hand basin, WC and the delightful surprise of an original farmhouse range that has been retained as an unusual feature.

A concealed staircase leads to the first floor with three luxurious double bedrooms; each room has fitted storage and a window that frames the sensational view over the landscaped gardens to the unspoiled countryside beyond. The boutique bathroom features a freestanding rolltop bath, wash hand basin and WC.

The office links to the house externally, but is accessed independently to provide extensive work space that keeps home and work life completely separate. The office has underfloor heating, an antique woodburning stove and crucially benefits from high speed fibre broadband that connects to the property.







Annexe

The detached annexe is currently used as a gym but could become a fantastic studio cottage, subject to securing the necessary planning consents. There is scope to create an open plan studio layout incorporating sitting, dining, kitchen and bedroom areas. The current cloakroom with wash hand basin, WC and plumbing for a bath or shower could become a separate bathroom or shower room to complete a fully self-contained annexe, and underfloor heating is already in place.



Externally

A private country lane winds to Bleach Green Farm, tucked away in a peaceful and tranquil location. The approach leads onto an extensive gravelled parking area with the house ahead, annexe and outbuildings to one side and the landscaped gardens of around an acre to the other. Behind the house one of the two paddocks is planted as an orchard with over thirty fruit trees including apple, pear, plum. The vibrant gardens have been thoughtfully created to offer an abundance of colour and variety, with a host of carefully considered areas or garden 'rooms' that contain mature shrubs, trees and plantings surrounded by manicured hedging and topiary. There is a cottage garden to the front, planted with old fashioned scented roses, wisteria, peonies and a magnificent magnolia, a white garden, a formal herb garden, a rose garden and an apple arch of 'Truly Scrumptious' apples. An idyllic raised water lily pond and an impressive summerhouse also feature.

To one side of the gravelled area is the stable block and hay shed, constructed from pretty red brick with slate roof. The stables are just as well presented and maintained as the rest of Bleach Green Farm and offer the opportunity for further development, subject to the necessary consents.

Land sits to the east and west of the property, with River Deerness meandering by to the north, to which Bleach Green Farm has fishing rights. Beyond the river is more land including ancient woodland that is a haven for a profusion of wildlife. In all the property extends to around 17 acres and has direct access to miles of public bridleways, cycle paths and country walkways.





Local Information

Alum Waters is a hamlet that sits on the east edge of New Brancepeth in rural County Durham, yet is extremely convenient for the main infrastructure of the North East. For day-to-day amenities, there are a variety of nearby shops and facilities.

The vibrant and historic university city of Durham is close by. Winding cobbled streets lead from the loop of the River Wear up to the dramatic Durham Cathedral and Castle World Heritage Site, providing one of the most stunning city panoramas in Europe. The city offers peaceful riverside walks and the chance to relax in one of the many cafés, restaurants, artisan workshops, boutiques, galleries and museums. Cultural and entertainment venues include the successful Gala Theatre and The Assembly Rooms Theatre, as well as the Palace Green Library.

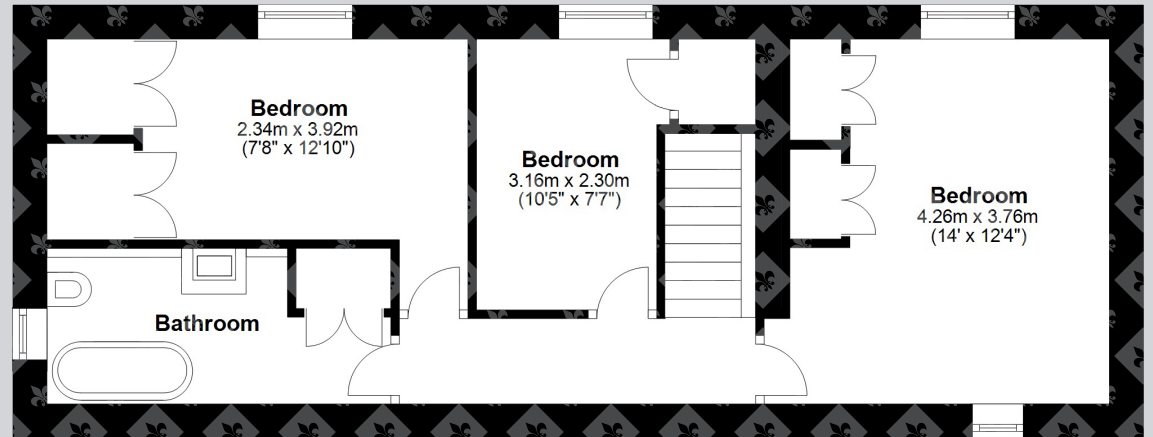
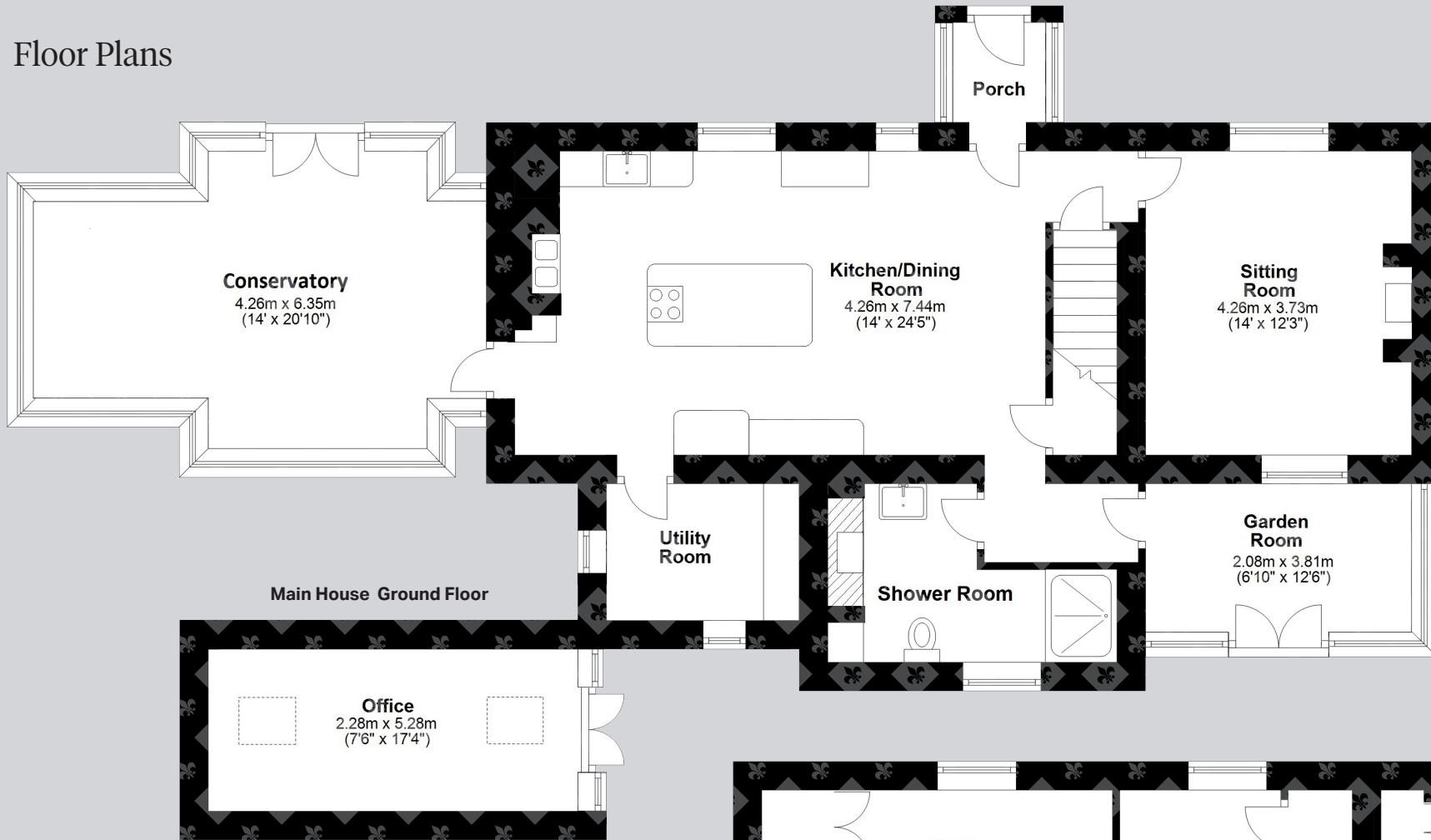
The extraordinary Romanesque Durham Cathedral dominates the skyline with the Norman Durham Castle facing it across the Palace Green. To the north of the castle is the 13th century medieval Crook Hall. South of the river, Durham University offers a Botanic Garden with woodland and tropical plants, and the Oriental Museum exhibiting Asian, Egyptian and Middle Eastern artefacts.

The picturesque Durham Heritage Coast is only a short drive away offering stunning walks with wild cliffs, dunes and views out across the North Sea. To the west lies the North Pennines Area of Outstanding Natural Beauty (AONB) and all the outdoor opportunities it has to offer.

The thriving city of Newcastle is within easy reach and offers a further range of cultural, educational, professional, recreational and shopping facilities. For the commuter, the A1 provides good access to Durham City, Gateshead, Newcastle City Centre and Newcastle International Airport. The railway station at Durham provides mainline rail links north and south with regular fast services to London and Edinburgh.



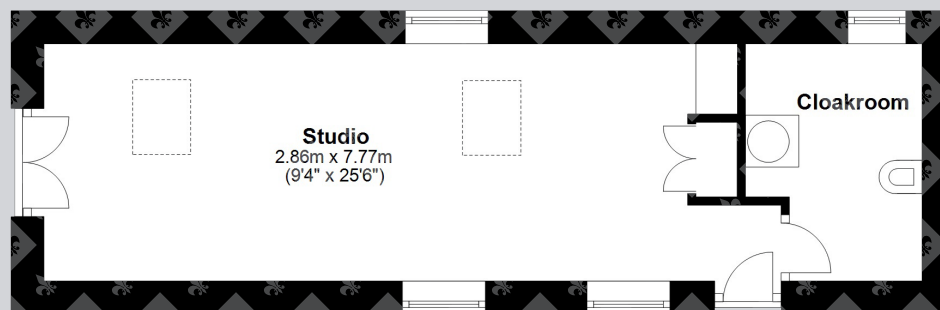
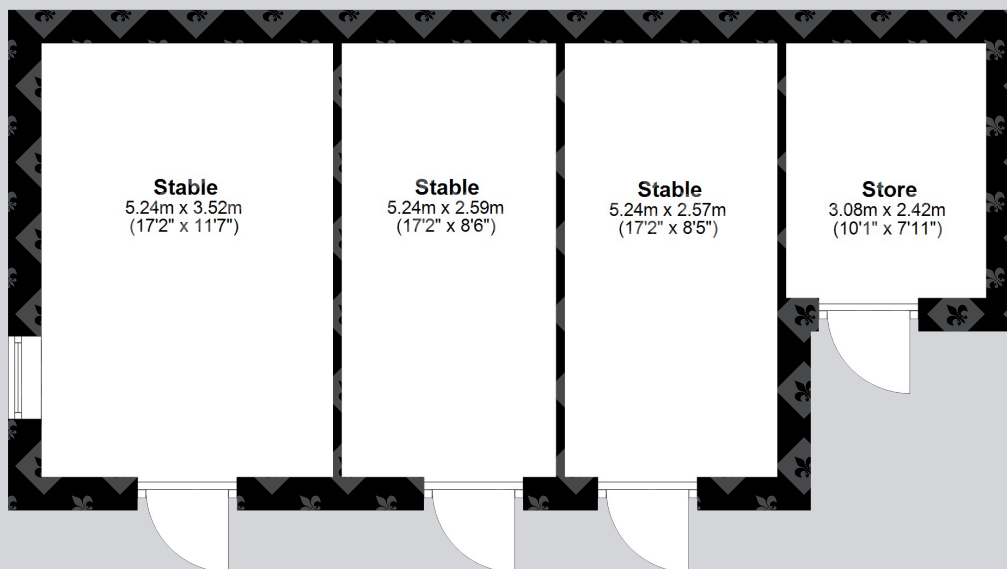
Floor Plans



Total area: approx. 196.8 sq. metres (2188 sq. feet)



Stable Block



Annexe

Directions

From Durham City head west on the A690, crossing the River Wear. Continue straight over two roundabouts, staying on the A690 and following this road as it crosses the A167. Continue on the A690 for a further mile then turn right at The Lord Boyne Hotel onto Front Street. Follow Front Street as it turns into Sleetburn Lane and bends round to the right and then to the left. After 0.6 miles Sleetburn Lane becomes Alum Waters; when you reach this point you will see a farm on your right-hand side with two very large barns. Continue for a further 0.2 miles before turning right and at the junction, turn right again. Follow the road until you reach the entrance to Bleach Green Farm. The entrance is accessed over concrete hardstanding and via two metal farmers gates. Signs on gates state "Livestock in Fields". Go through both gates, closing behind you, and follow the track for around 0.75 miles.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank. Oil-fired Rayburn for hot water and radiators.
Underfloor heating in three rooms. Fibre broadband.

Postcode

DH7 7JP

Council Tax

Band C

EPC

Rating F

Tenure

Freehold

Viewings Strictly by Appointment

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