



VENTURE  
PLATINUM



Scotch Isle Farm | Wolsingham  
£650,000





THIS PROPERTY IS NOW SOLD, SUBJECT TO CONTRACT

The Barn, Scotch Isle Farm is a beautifully presented and well proportioned, stone built Grade II Listed family home set in the idyllic village of Wolsingham on the edge of Weardale and in the catchment area for Wolsingham Comprehensive School.

This lovely property offers plenty of downstairs space with a traditional breakfast kitchen featuring stone flagged floor and exposed beams, A large dining room, separate lounge, utility room, ground floor wc and a stunning Family room Gin/Gang with feature mezzanine floor above. To the first floor are three bedrooms and a good size family bathroom, with the master bedroom having an en suite shower room, extensive views over the garden and countryside beyond. A second floor provides access to the loft area currently utilised by the current owners as a bedroom but could be utilised as an office or various uses depending on your requirements. The barn is a very characterful property retaining a wealth of original features including exposed beams, latch style doors and LPG wood burning stoves. It offers everything expected of a large family home sat in the idyllic countryside. Externally the property sits on a site extending to approximately 3.97 acres or thereabouts, this includes a brick built stable block and a large outbuilding which would be ideally suited to those with equestrian needs. Additionally is a double timber built garage with power and lighting.

## GROUND FLOOR

### Entrance Hallway

Having bespoke fitted entrance door, fitted with karndeian wood flooring and leads you through the property into.

### Utility Room/Boot Room

A useful good sized utility room having a work surface with stainless-steel sink unit, there is plumbing for washing machine, space for American fridge freezer if required, tiled flooring and central heating radiator.

### Lounge 4.953 x 3.809 (16'2" x 12'5")

To the front of the property overlooking the garden having French doors to front, a feature LPG living flame with gas stove with log store below and loft hatch.

### Ground Floor WC

Fitted with a lovely suite comprising of wc, wash hand basin fitted to a wooden vanity unit, wood panelling to part walls and traditional radiator.

### Kitchen/Diner 6.866 x 2.843 (22'6" x 9'3")

A bespoke fitted handmade kitchen fitted with solid oak wall and base units having wood work surfaces over, Belfast sink unit, integrated appliances include fridge, dishwasher and a gas SMEG range cooker with five ring gas hob. There is exposed stone walls, tiled flooring with under floor heating, beamed ceiling, ample space for dining table if required, feature windows to rear and feature entrance door leading to the front of the property.

### Dining Room 5.307 x 4.754 (17'4" x 15'7")

A fantastic dining room lies to the end of the home and offers a fantastic space for entertaining with its exposed stone walls, beamed ceiling and feature traditional windows over looking the paddock.

### Family Room/Gin Gang 7.392 x 7.365 (24'3" x 24'1")

One of the main rooms in the property the room previously the Gin Gang is a circular room full of character with exposed stone walls, LPG living flame gas stove, full length feature window allowing for light to flow into the room and feature oak staircase leading to mezzanine above.

### Mezzane/Bedroom 5.383 x 2.879 (17'7" x 9'5")

Accessed via a glass panel stair case leads up to a lovely mezzanine level, this room is currently set as a bedroom but has a variety of uses for any prospective buyer.







### FIRST FLOOR

#### Bedroom One 5.103 x 4.587 (16'8" x 15'0")

Spacious main bedroom with triple aspect windows allowing you to take in the wonderful views, 2 x vertical radiators and fitted wardrobes.

#### En Suite Shower Room

Fitted with a luxurious suite comprising of low level wc, wash hand basin set to vanity unit, double walk in shower unit having mains rainfall style shower over and chrome heated towel rail







**Bedroom Two 3.440 x 2.865 (11'3" x 9'4")**

Having central heating radiator and a wooden external door with stone steps leading to the rear ground floor.

**Bedroom Three 2.869 x 2.607 (9'4" x 8'6")**

Having window to the side and feature exposed original threshing barn gear.

**Bathroom**

A traditional yet modern bathroom fitted with a free standing bath, wc, wash hand basin and vertical radiator.

**Second Floor**

**Attic Room 6.49 x 3.28 (21'3" x 10'9")**

A staircase rises from the landing leading to a further attic room, the current owners are utilising as a bedroom, this room has exposed beamed ceiling, built in eaves storage.





### Externally

Externally the property sits on a site extending to approximately 3.97 acres and this includes a brick built stable block and a large outbuilding which would be ideally suite to those with equestrian needs. Additionally is a double timber built garage with power and lighting.

### Energy performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0792-2801-6446-9801-9541>

Epc Grade F

### Other General Information

Grade II Listed Building

Tenure: Freehold

Electricity: Mains

Oil fired central heating

Sewerage and water: Mains

Broadband: Standard Broadband Available (Highest available download speed 25 Mbps, Highest available upload speed 1 Mbps)

Mobile Signal/coverage: Likely

Council Tax: Durham County Council, Band: F Annual price: £ 3,392.91 (Maximum 2024)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: very low risk of surface water flooding , low risk of flooding from rivers and the sea



### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

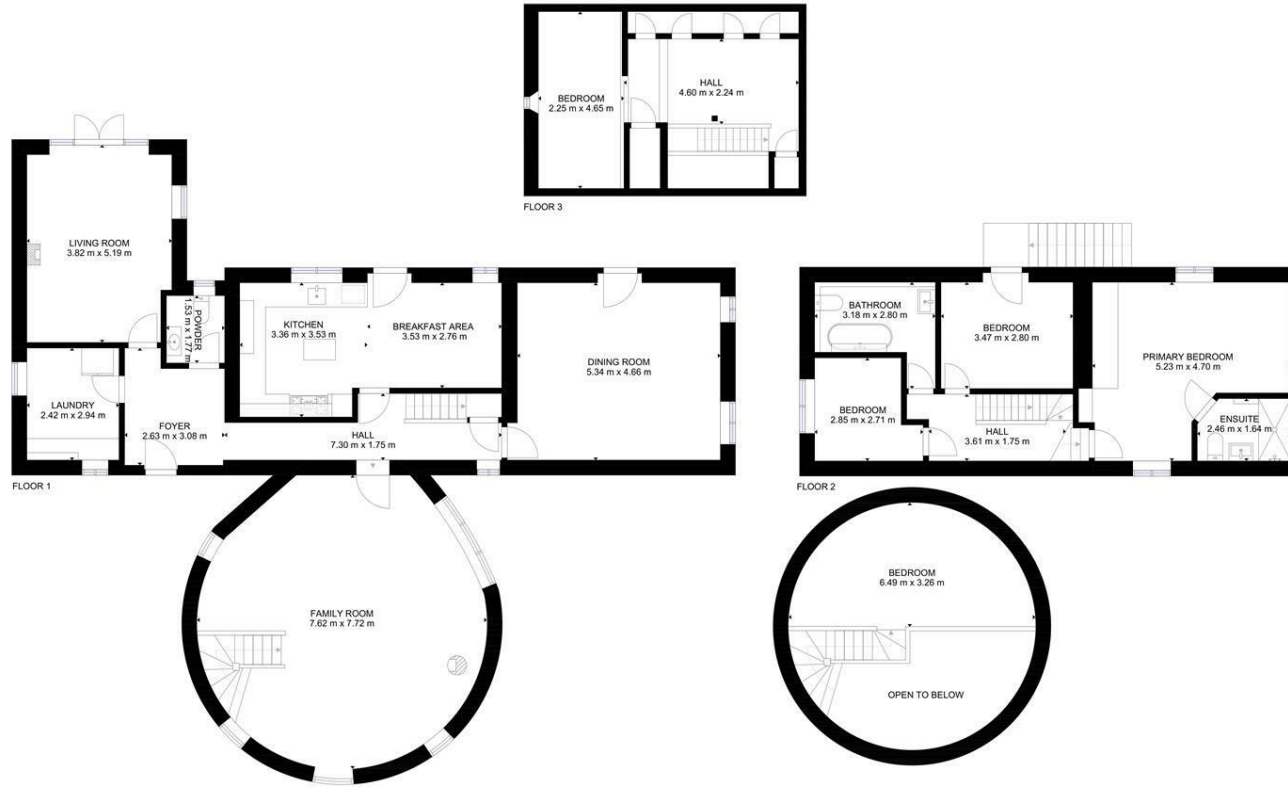








# Scotch Isle Farm | Wolsingham



GROSS INTERNAL AREA  
FLOOR 1: 145 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>, FLOOR 3: 32 m<sup>2</sup>  
TOTAL: 252 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.