



**New House Farm**  
Ingleton, DL2 3HH



# New House Farm

## Ingleton, DL2 3HH

A Prime Opportunity to Purchase a First Class Equestrian Property Set in 3.17 Acres, On The Edge of a Popular Rural Village with Outstanding Views.

- Spacious Five Bedroom Property
- Finished to a High Standard
- Attractive and Spacious Living Accommodation
- 3.17 Acres Plot
- Popular and Accessible Rural Village.
- A Range of Useful Buildings and Stabling
- Gated Driveway with Plenty of Parking
- Viewings Strictly by Appointment Only
- Guide Price: £900,000

### SITUATION

Barnard Castle 8 miles, Darlington 9 miles, A1(M) Interchange at Barton 10 miles, Richmond 16 miles, Newcastle 44 miles, York 60 miles, Leeds 66 miles. (all distances are approximate).

New House Farm is pleasantly located on the edge of the popular rural village of Ingleton, it is nestled in a prime location with panoramic views of open countryside. It is also nearby to a number of other local rural villages which offer a wide range of services and amenities. The property is also in close proximity to the large market towns such as Darlington, Richmond and Barnard Castle, which offer a wider range of services and transport links.

The property offers fantastic transport links being in easy access of the A19 and A1(M) bringing larger centres such as Leeds, York, Newcastle and Teesside into a commutable distance. The mainline railway service from Darlington and Northallerton are nearby providing a regular fast service to London Kings Cross & Edinburgh.

### DESCRIPTION

The sale of New House Farm offers a rare and exciting opportunity to purchase a five bedroom former farmhouse which has been sympathetically extended over time to create a spacious family property with modern designs, whilst still retaining its farmhouse character and charm.

The property has been further complemented by 3.17 acre plot, a range of stables and outbuildings which offer significant potential to keep horses or other livestock.

Internally, the property briefly comprises a number of inviting reception rooms on the ground floor which have been well designed to flow around the modern open plan kitchen diner. This creates a fantastic space for entertaining, whilst also maintaining the practicalities of a functioning family home. The first floor of the property features five double bedrooms of which four feature from en-suites.

The property has been very well designed to suit either multi-generational living or to be used as a social family home, whilst also being on the edge of an accessible rural village with open countryside surrounding it.

### Accommodation

Internally, the property is entered into via a useful utility area which leads to the boot room, shower room and provides access to the garage, which is perfectly designed to separate outdoor living from the rest of the house.

From the utility the property naturally leads to the social kitchen/diner which provides an open plan space for entertaining whilst overlooking the garden and paddocks. The kitchen features a large island with breakfast bar, plenty of worktop space and a range of wall and floor units. The room then flows to the dining area and a sitting area which are equally flexible to be used for alternative uses. Off the kitchen you are also able to make the most of a very useful and good sized pantry, which is perfect for facilitating family living. The dining and sitting area again naturally leads to a statement garden room with large, full length glazed windows overlooking the garden, providing an open and light area for enjoying all month of the year. During the summer months it also offers potential to open up the French doors to allow an outdoor/indoor space for garden parties.

The ground floor of the property is completed by two further sitting rooms including a cosy snug with large log burner and bay window to the front, which is equally useful during the winter to sit in front of the fire to escape the cold weather outside. As well as a large more formal dual aspect sitting room with media wall and bay window.

The first floor of the property is accessed by the staircase which leads to a spacious landing, providing a luxurious feel as you ascend. New House Farm features five double bedrooms, with four of

them featuring en-suites. All five of the bedrooms are well proportioned, yet two of them are significantly larger bedroom suites with the benefit of dressing rooms. Both of these larger bedrooms are linked together by a mezzanine sitting area with skylight and balcony looking out the full length window overlooking the garden, paddocks and open countryside beyond. This unique feature offers fantastic potential to enjoy sunrises over the garden, panoramic views of open countryside during day and stargazing at night. The first floor is finished off by a large family bathroom with bath, dual basins, W.C. and steam shower.

Externally, the property benefits from a formal garden, with patio area with a lawn mature bushes, trees and shrubs. The property features a range of outbuildings, including a timber garden room, which could easily be used as an office, workshop, gym or additional accommodation. It also features a range of timber stables with a concrete base. These lead out to the two paddocks. Overlooking the paddocks is a very attractive outdoor kitchen and sitting area, which is perfect for alfresco dining and relaxing to enjoy rural North Yorkshire during the summer months.

Overall, this truly unique property will appeal to a number of buyers, from those looking for an equestrian property, small holding or looking for a rural property capable of multi-generational living.

## GENERAL REMARKS & STIPULATIONS

### Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

### Tenure

Freehold with vacant possession given upon completion.

### Services

The property benefits from septic tank drainage, electric and water and oil fired central heating.

### Boundaries

The Vendors will only sell such interest (if any) as they have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

### Easements, Rights of Way & Wayleaves

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, easements and other restrictive covenants and proposed wayleaves for masts, pylons, stays, cables, drains, gas, water and other pipes whether mentioned in these particulars or not.

### Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### Method of Sale

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

**///sweated.galaxy.swordfish**

### Council Tax

Band F

### USEFUL ADDRESSES

#### Local Authority

North Yorkshire Council. County Hall, Northallerton, DL7 8AD

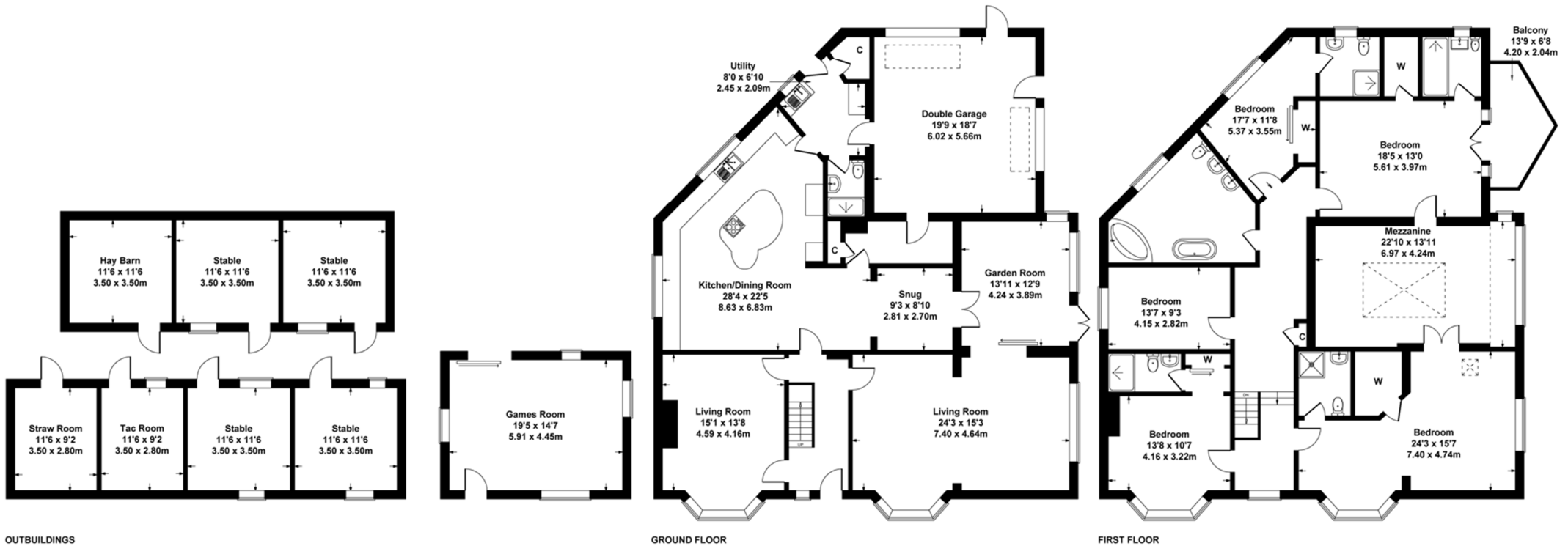
### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate gross internal area  
 House 383 sq m - 4123 sq ft  
 Outbuildings 110 sq m - 1184 sq ft  
 Total 493 sq m - 5307 sq ft



OUTBUILDINGS

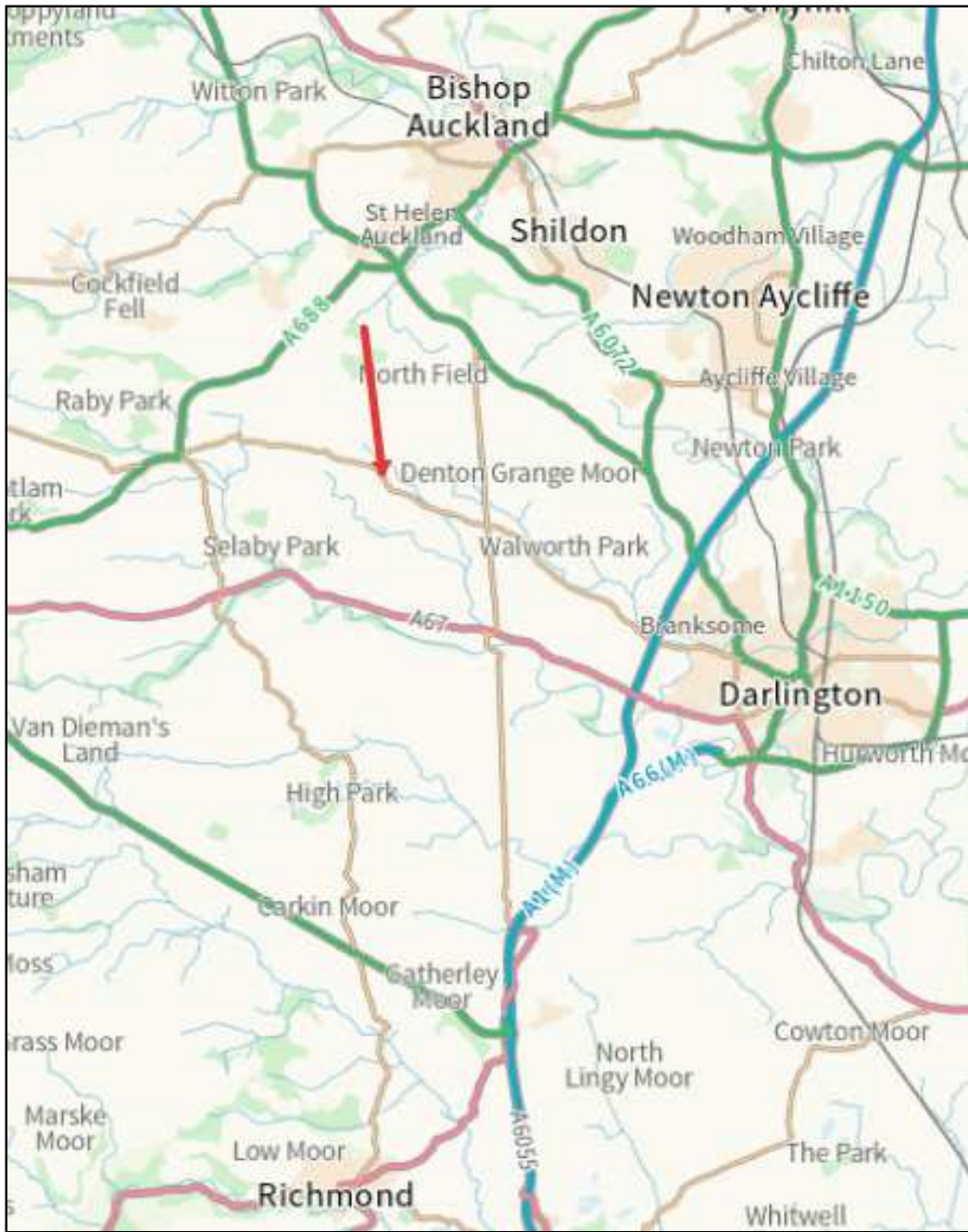
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





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