



Bar-Harbor-Farm
Southside, Butterknowle


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ABOUT THE PROPERTY

KEY FEATURES

- Exceptional detached period farmhouse dating from the 1800s, beautifully extended and upgraded
- Approximately 5.5 acres including landscaped gardens and open countryside views
- Striking double-height entrance hall with solid oak flooring and exposed original stonework
- Superb open-plan living/dining kitchen with island, pantry and adjoining conservatory for seamless indoor-outdoor living
- Multiple reception rooms plus study/home office with ultrafast fibre optic broadband
- Four/five double bedrooms including a luxurious principal suite with dressing room and ensuite
- Triple integral garage with automatic doors, additional timber outbuilding and extensive parking
- Private gated approach with automatic wrought-iron gates and a tree-lined driveway
- By Separate Negotiation (Lot Two) - A comprehensive equestrian facilities including triple stable block, multiple paddocks and a menage

Welcome to Bar Harbor Farm, a remarkable period farmhouse offering the perfect balance of character and contemporary family living. Believed to date from the 1800s and thoughtfully extended by the current owners, this substantial detached home provides flexible accommodation arranged over two generous floors.

Accessed via elegant automatic wrought-iron gates, a secluded tree-lined gravel driveway creates an impressive approach and leads to ample parking and turning. A further five-bar electric gate opens to an additional parking area and provides access to extensive garaging and the main entrance, ensuring excellent privacy and security.



Outside, beautifully maintained gardens with mature borders, inviting patios and a tranquil pond—fed and naturally oxygenated by a stream—frame the house and create a wonderful setting for outdoor living. Sweeping views across the surrounding countryside, fields and landscaped grounds complete a lifestyle offering that is both private and picturesque.

Stepping inside, a statement double-height entrance hall sets the tone, featuring distinctive solid oak flooring and exposed original stonework. Characterful details are complemented by excellent natural light from Velux rooflights and recently installed large, double-glazed windows. The layout includes multiple reception rooms, including a formal lounge with beams and an impressive inglenook fireplace with cast-iron multi-fuel stove, alongside a family/games room, reading room and a dedicated study/home office with ultrafast fibre optic broadband.

At the heart of the home, the superb open-plan living/dining kitchen is ideal for modern family life and entertaining. French doors, contemporary pebble shaker-style units, generous worktops, a dual-fuel stainless-steel range cooker and a distinctive solid-wood-framed mirror splashback combine style with practicality. A large island is perfectly positioned to take in the countryside views, while a well-appointed pantry with barn-style sliding door provides excellent storage. Bi-fold doors open into a spacious conservatory with exposed stone walls and a further set of French doors to the garden, creating an effortless connection between inside and out.

Day-to-day practicality is equally well catered for, with a spacious utility room designed to accommodate an American-style fridge/freezer, a boot room with fitted storage and an integrated cloakroom, and internal access to the triple garage—each space carefully planned for ease and functionality.

On the first floor, the accommodation is arranged across two separate wings. The east wing provides two generous double bedrooms served by a luxurious family bathroom. The west wing offers a further double bedroom with ensuite and Velux rooflights, as well as a spectacular principal suite enjoying floor-to-ceiling views over the gardens, a large dressing room, and a spacious ensuite featuring a double vanity and walk-in shower.

Externally, Bar Harbor Farm benefits from excellent ancillary space, including a triple integral garage with automatic doors, a substantial timber outbuilding and extensive parking—ideal for buyers with multiple vehicles.



Bar Harbor Farm occupies an enviable rural position close to the small village of Butterknowle, with peaceful walks and open countryside on the doorstep. The village offers a primary school and post office, with further everyday amenities available in the surrounding villages including local shops and welcoming pubs. The North Pennines Area of Outstanding Natural Beauty and nearby forests provide exceptional outdoor pursuits, while Barnard Castle and Bishop Auckland are readily accessible for a wider range of schooling, shopping and cultural attractions.

Every detail at Bar Harbor Farm has been carefully considered to deliver luxurious comfort, enduring character and truly versatile living, both inside and out. Opportunities to acquire a property of this calibre are rare. Viewing is essential to appreciate the beauty of the setting, space and lifestyle on offer.

PRICE
£1,200,000

There is an opportunity to purchase Lot 2 - Equestrian facilities and paddocks (approximately 6 acres) (£195,000) Please refer to Plan 2

VIEWING

Strictly by appointment only through the selling agents Addisons Chartered Surveyors

PROPERTY INFORMATION

Tenure: Freehold
Local Authority: Durham
Council Tax Band: F
Flood Risk Very low
Grade Listing: None
Conservation Area: No
Predicted Broadband Speeds: Basic: 29 Mbps and Ultrafast: 8500 Mbps



PROPERTY INFORMATION CONTINUED

Satellite / Fibre TV Availability: BT and Sky and Go Fibre

Services: Mains Electricity, Mains Water, Septic Tank Drainage

Heating: Oil Fired Central Heating

Cooking: Dual fuel (LPG gas hob/electric range cooker)

SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVENANTS AND EASEMENTS

To be verified by the purchaser's solicitor.

BROCHURE

Details and photographs taken May 2026



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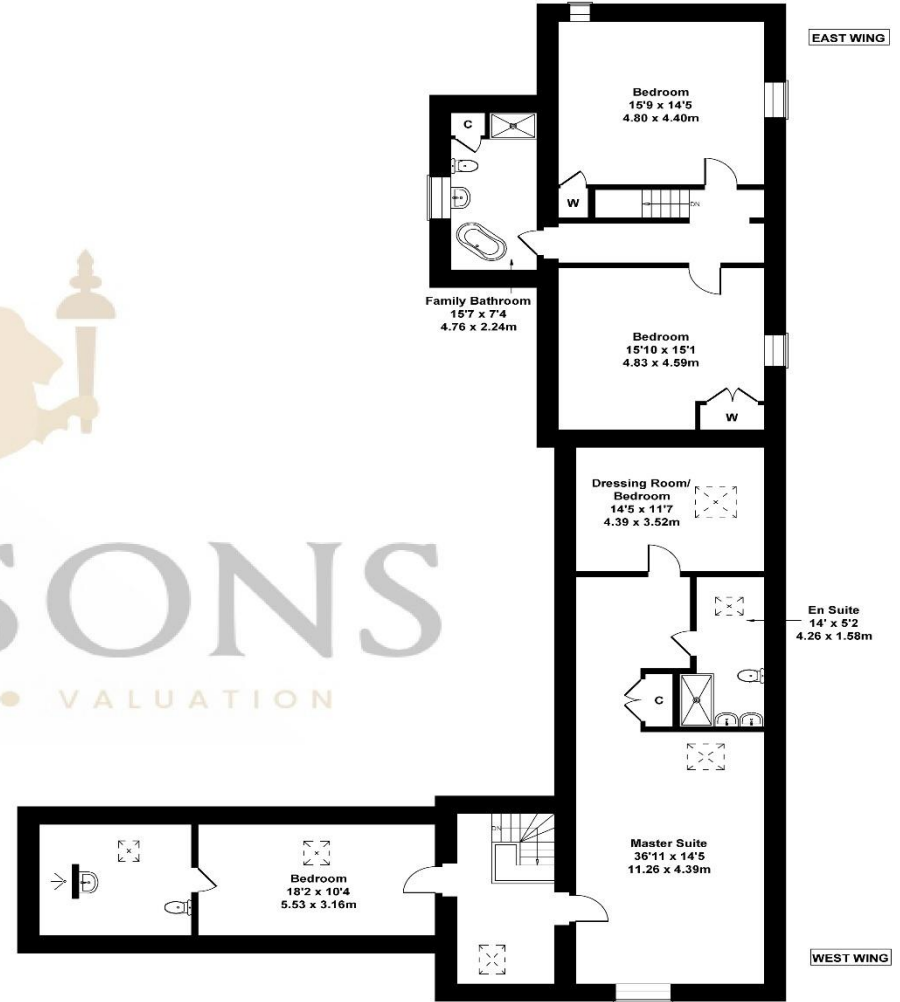
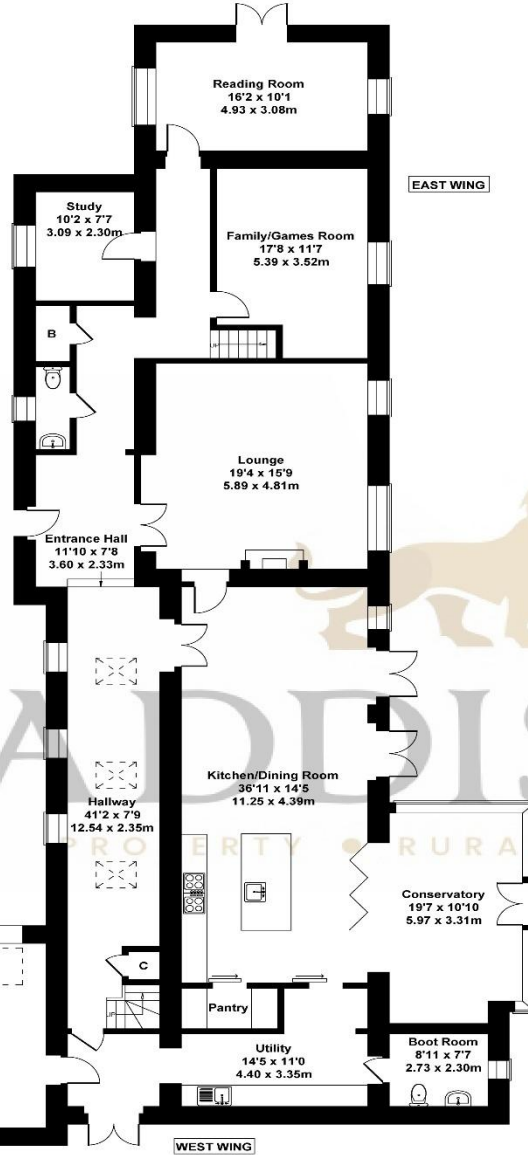
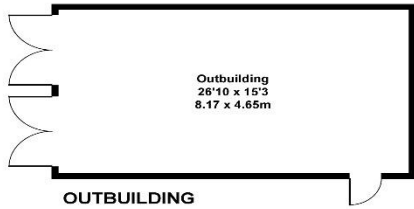






Floor Plan

Bar Harbor Farm, Butterknowle
Approximate Gross Internal Area
5455 sq ft - 506.8 sq m



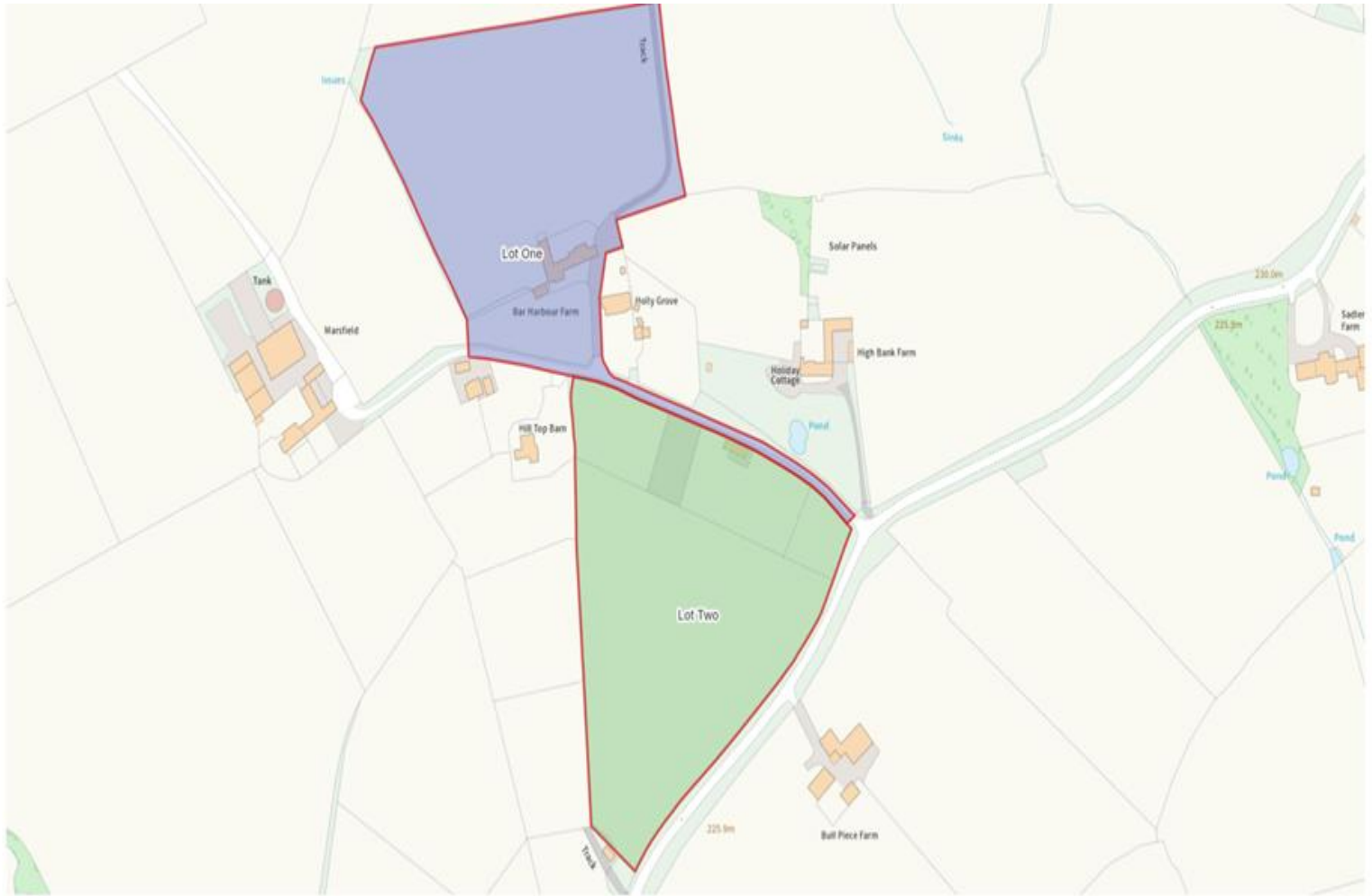
GROUND FLOOR

FIRST FLOOR

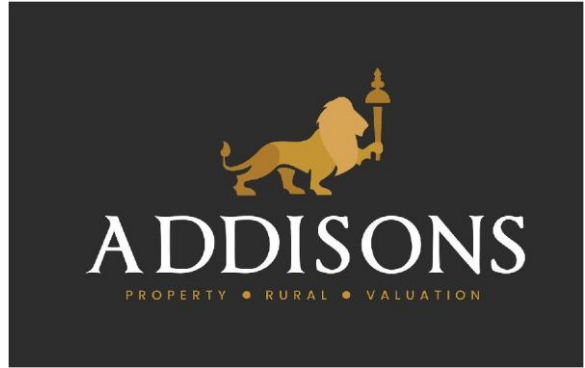
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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