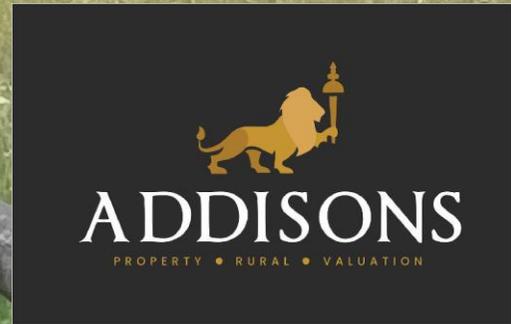




Garth House Farm
Toft Hill



ABOUT THE PROPERTY

We are pleased to bring to the market this highly desirable four-bedroom farmhouse together with farm building ranges and an estimated 13.01 acres of land.

The property is situated to the west of Toft Hill and enjoys stunning views over the South Durham landscape.

The accommodation briefly comprises: - Entrance Porch, Hallway, Cloakroom, Kitchen, Dining Room, Sitting Room and Conservatory to the Ground Floor. The First Floor includes Landing, Four Bedrooms and Family Bathroom. Gas Fired Central Heating and Double Glazing Throughout.

Externally there are Front and Rear Gardens, Driveway, Parking, Single Garage, Various Buildings all set within 13.08 Acres of Land.



ADDISONS

PROPERTY • RURAL • VALUATION

13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

The Farmhouse

Entrance Porch

Double glazed entrance door, window panels, strip light and double glazed door to the hallway.

Hallway

Radiator, window to the front elevation, coving to ceiling, wall mounted plate racks and doors accessing the ground floor accommodation. Stairs rising to the first floor with understairs storage cupboard.

Cloakroom

Fully tiled with low level wc, hand wash basin and obscured glazed window to the front elevation.

Kitchen

Fitted with a range of wall and floor units with worktop incorporating stainless steel sink unit, tiled splashbacks and breakfast bar with radiator beneath. Integrated double oven, four ring gas hob with extractor fan over, plumbing for washing machine and space for undercounter appliance and upright fridge/freezer. Window to the front elevation, coving to ceiling, strip light and through arched access to the dining room.

Dining Room

Window to the rear elevation, coving to ceiling, central ceiling light, stone fireplace with inset real flame effect gas fire set on a marble hearth. Decorative arched alcoves with stone shelves and wall lights. Door leading through to the sitting room.

Sitting Room

Marble fireplace and hearth with inset ornate real flame effect fire, beamed ceiling, central ceiling light, wall lights and radiator. fireplace with brass and tiled insets, real flame effect gas fire, double radiator, wall and central lights. Sliding patio door to conservatory and door leading to the hallway.

Conservatory

Lean-to style conservatory within window openings and doors leading out to the garden.

FIRST FLOOR

Landing

Windows to the front elevation, coving to ceiling, radiator, large walk-in cupboard housing the gas fired central heating boiler. Doors providing access to the first floor accommodation.



Bedroom One

Fitted wardrobes, cupboards and coordinating bedroom furniture, coving to ceiling, radiator, central ceiling light and window to the rear elevation.

Bedroom Two

Window to the front elevation, coving to ceiling and radiator.

Bedroom Three

Window to the rear elevation and radiator.

Bedroom Four

Window to the rear elevation and radiator.

Bathroom

Bathroom suite comprising: - Jacuzzi panelled bath, step-in shower, pedestal hand wash basin, low level wc, radiator and strip light. Coving to ceiling, obscured glazed window to the front elevation and fully tiled walls.

EXTERNALLY

Access is taken from the A68 via a driveway leading to the front of the property. A front yard area providing parking/circulation area for a number of vehicles. A front garden which is predominately laid to lawn with mature, trees, plants and shrubs.

To the rear there is an enclosed lawned garden which can be accessed from the conservatory or from either side of the property.

Garage

Attached single garage with roller shutter door, two windows and work bench. The garage benefits from light, power and cold water.

Garden Store - 3.02m x 3.01m

Farm Buildings

Former Byre 12 x 17 x 6.04m Located at the east side of the entrance yard comprising a block built mono pitch farm building with entry available from the east and west elevations.

Brick built six stall former milking byre 6.69m x 3.79m

An adjoining eight stall byre 9.14m x 4.02m

An adapted concrete silo which has been used for the housing of livestock with a diameter of 3.68m

LAND

The land comprises a series of encloses to the north, southeast and east of the property which are more particularly described upon the attached plan. The land is in good heart and in long term grass rotation.

NOTES

The land will be sold subject to an overage clause giving 50% of any uplift in value for anything other than agricultural and/or equestrian use. In the event that planning permission is received the overage will become payable upon either the sale or commencement of work.

PRICE

£795,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

PROPERTY INFORMATION

Title Number- DU317851

Tenure- Freehold

Local Authority- Durham

Council Tax- Band D

Annual Council Tax Price- £2,551

Conservation area- No

Flood Risk-Very low

Parking- Yes

Broadband- Basic 16Mbps

Satellite/Fibre TV Availability- BT & Sky

Services: Mains Gas, Mains Electricity, Mains Water and Mains Drainage.

Heating: Gas Fired Central Heating

SURVEY

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

COVENANTS AND EASEMENTS

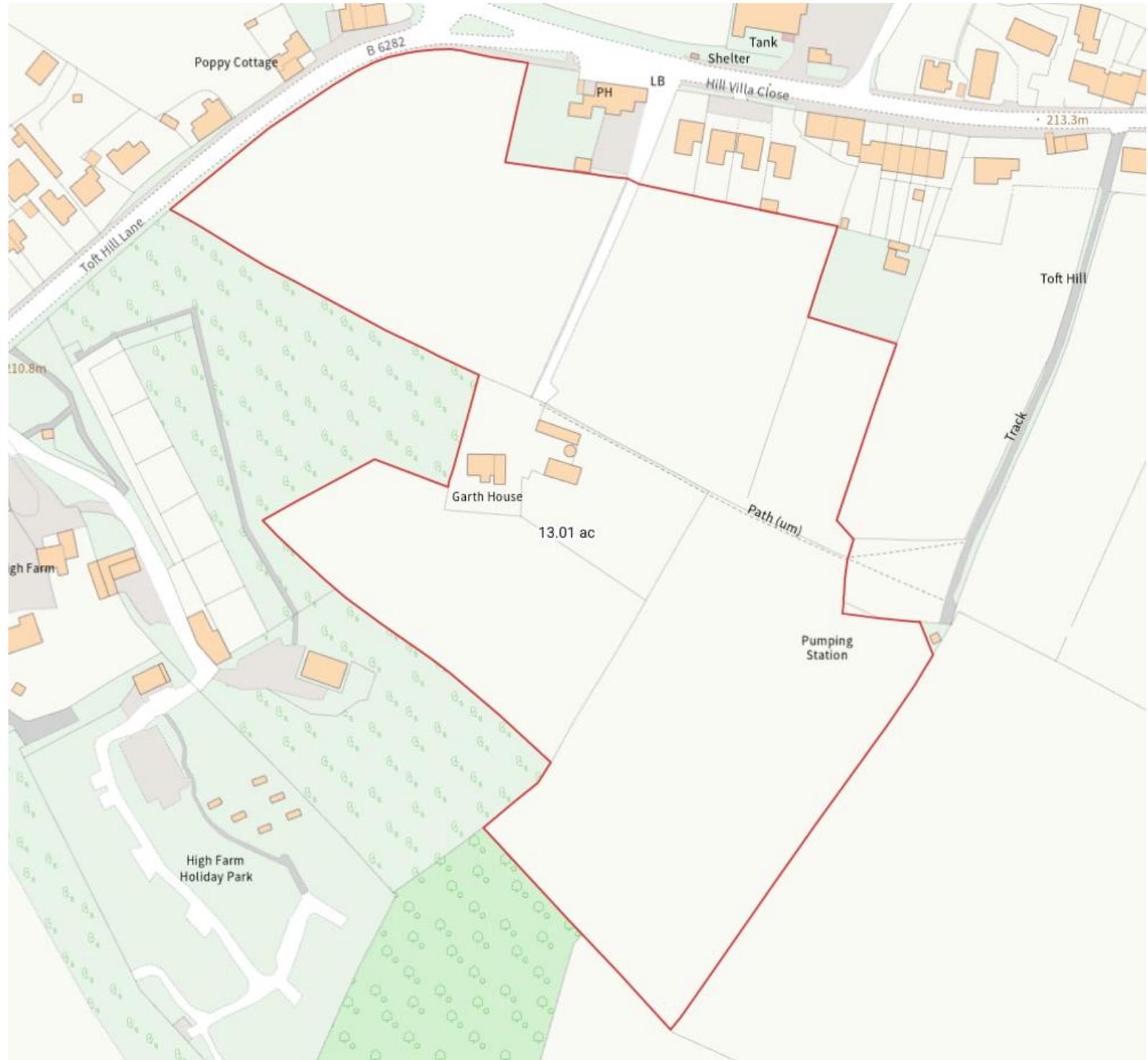
This property is subject to an easement which will need to be verified by the sellers solicitors.

BROCHURE

Details and photographs taken June 2025.

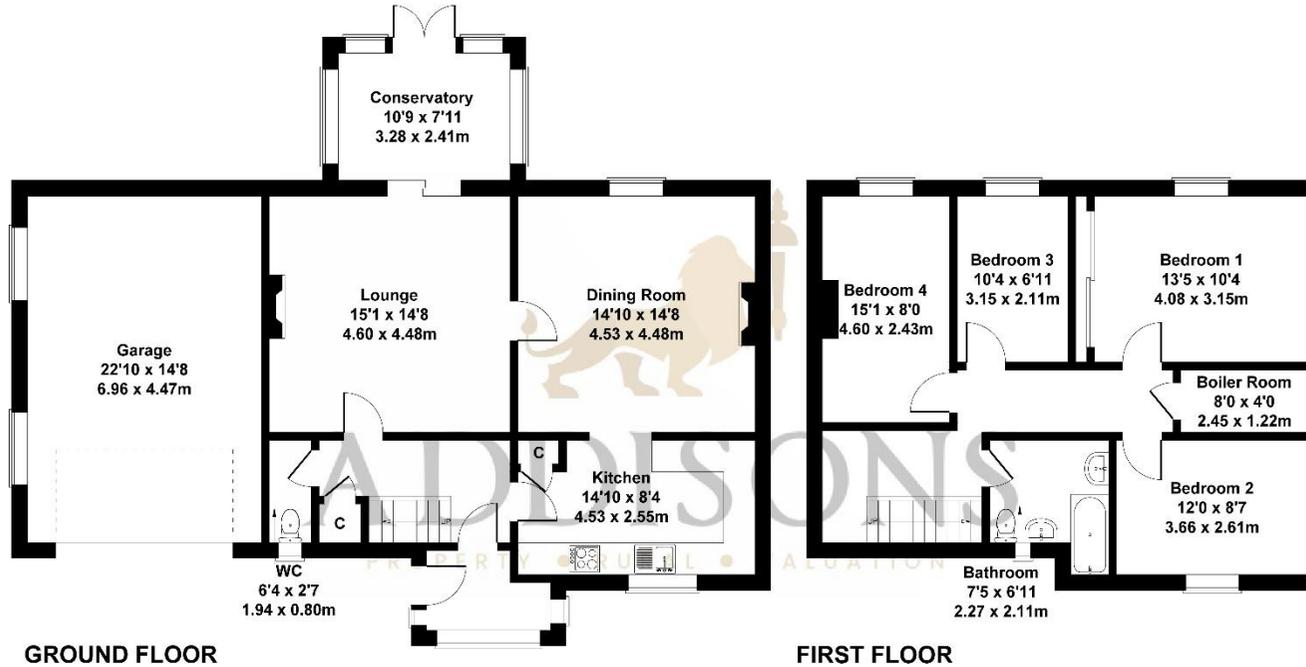


Plan



Floor Plan

Garth House Farm

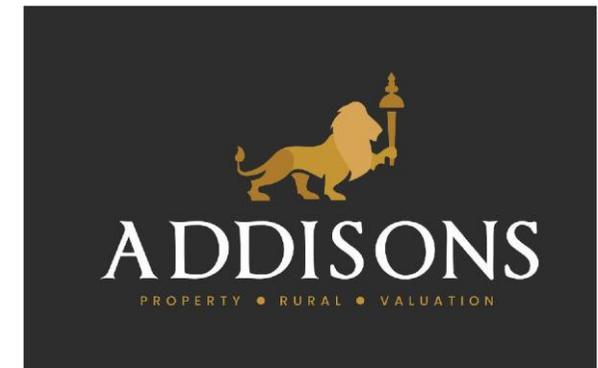


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK