



THE BYRE  
Lynesack, Butterknowle

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# THE BYRE, LYNESACK

Butterknowle, County Durham DL13 5QG

FOR SALE BY TRADITIONAL AUCTION. Nestled in a rural location, this superbly presented two/three bedroom barn conversion offers a unique blend of modern living and rural charm. Set within approximately Four acres of picturesque land, this property is perfect for those seeking a peaceful retreat away from the hustle and bustle of city life.

## ACCOMMODATION

- \* Unique opportunity
- \* 2/3 bedroom barn conversion
  - \* Rural location
  - \* Approximately 4 acres
    - \* Three stables
    - \* Haybarns
- \* Driveway providing off-street parking
  - \* No onward chain



**GSC GRAYS**

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Situation & Amenties

Barnard Castle 6 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley Forest. The adjacent villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale, and the Historic Market towns of Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest and Raby Castle, the area also offers ample picturesque walking countryside all easily accessible from the property. The village of Butterknowle itself has a primary school, active village hall, doctors' surgery, two public houses and a cafe.

### The Property

This superbly presented two bedroom barn conversion offers a unique blend of modern living and rural charm. Set within approximately Four acres of picturesque land, this property is perfect for those seeking a peaceful retreat away from the hustle and bustle of city life.

For equestrian enthusiasts or those with a passion for outdoor pursuits, the property includes three stables, offering the perfect opportunity to keep horses or other livestock. The expansive land surrounding the home provides endless possibilities for recreation, or simply enjoying the stunning countryside.

This charming barn conversion in Lynesack is not just a home; it is a lifestyle choice, offering a rare opportunity to embrace rural living while still being within reach of local amenities in Barnard Castle and Bishop Auckland.





### The Byre

With glazed entrance porch leading into inner hall and door to kitchen/dining room. The kitchen comprises a bespoke matching range of wall and base units incorporating Belfast sink, space for fridge/freezer and space for electric cooker. The room also benefits from an exposed timber beam and full height windows to front elevation with fitted shutters. The inner hall provides access to the utility room, main bedroom with fitted wardrobes, a house bathroom with four piece suite, further bedroom and living room. The living room has a feature fireplace with window to side elevation. There is a further reception room/bedroom with triple aspect to the rear of the property. There is also a rear entrance hall with door leading to home office.

### Externally

Accessed via a gate to the side of the property. There are three stables and three timber built storage sheds, ideal for hay and feed store. From the gravelled yard there is gated access to the grassland.

### Land

The total plot size is approximately 4 acres. Area shaded orange on the site plan.

Please note, a further 3-4 acres of on-site winter grazing land maybe available to rent by separate negotiation.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.



### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in August 2025.

Photographs taken in August 2025.

### Services and Other Information

Mains water (shared meter) and main electricity, drainage via sewage treatment plant. Oil fired central heating.

Businesses can't be run from the property and the land.

### Viewings

Viewings strictly via appointment only via GSC Grays. What3words: pines.airstrip.homing

### Auctioneers comments

Auctioneers Comments:

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

## The Byre, Lynesack

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



### OUTBUILDING

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	74
	EU Directive 2002/91/EC	



#### DISCLAIMER NOTICE:

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