



Highcliffe Farm
Winston | Darlington | County Durham | DL2 3PJ

STEP INSIDE

Highcliffe Farm immediately conveys a sense of warmth, space and effortless country living. Extensively enhanced by the current owners, the farmhouse combines the character and comfort expected of a rural home with a contemporary layout designed for modern family life.

At the heart of the property lies a beautifully appointed kitchen and breakfast room, where everyday family life naturally unfolds. Thoughtfully designed with generous workspace, an island for informal dining and a brilliant walk-in pantry, it is a room that encourages both gathering and entertaining. Beyond, a series of light-filled reception spaces provide flexibility for every occasion, from relaxed evenings by the fire to larger celebrations with family and friends.

Throughout the home, large windows frame ever-changing views of the countryside, drawing natural light into every room and creating a constant connection with the landscape beyond. The accommodation flows with ease, offering an ideal balance between open family spaces and quieter retreats.

The bedrooms are well proportioned and enjoy a peaceful outlook, providing a sanctuary at the end of the day. The principal bedroom benefits from a generously proportioned en-suite; a spacious family bathroom and 2 further en-suites service the rest of the property. The property's recent extension further enhances its versatility, offering exciting potential for a self-contained annexe, multigenerational living, guest accommodation or dedicated work-from-home space, allowing future owners to tailor the home to their own lifestyle.









SELLER INSIGHT

“When we first discovered Highcliffe Farm, it was the combination of its exceptional setting, privacy and potential that immediately captured our imagination. Tucked away in a wonderfully peaceful position, it offered the space and freedom we were looking for, whilst remaining connected to the amenities and communities around us.

Over the years, we have invested extensively in both the house and grounds, carefully enhancing the property while preserving the qualities that made us fall in love with it. The paddocks and fields were completely renewed with new fencing throughout, and the house itself has been thoughtfully modernised and extended to create a comfortable and versatile family home.

What we have treasured most is the sense of tranquillity. Watching the seasons change across the surrounding countryside, enjoying the abundance of wildlife, and simply appreciating the uninterrupted views have all become part of everyday life.

The village itself has a warm and welcoming community spirit, with local events, clubs and activities centred around the village hall, church and playing fields. Despite the peaceful rural setting, Barnard Castle, Bishop Auckland and Darlington are all within easy reach, providing excellent amenities, schools and transport links, including direct rail connections from Darlington to London.

Our circumstances have changed over time and, whilst we still fill the house with family at weekends, the property now deserves to be enjoyed by owners who can fully embrace all that it offers. Highcliffe Farm is a place where every generation can find their own space, pursue their interests and enjoy a wonderful balance of countryside living and modern convenience. Above all, it offers a lifestyle defined by privacy, freedom and an enduring sense of calm.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP OUTSIDE

Set within approximately 13 acres of beautifully maintained grounds and paddocks, surrounded by open rural views and abundant wildlife, the property enjoys a wonderfully secluded setting whilst remaining remarkably accessible.

The gardens surrounding the farmhouse have been thoughtfully landscaped to create a series of sheltered outdoor spaces for entertaining, relaxing and enjoying the changing seasons. Lawns, mature planting and colourful borders provide year-round interest, while paved terraces offer the perfect setting for alfresco dining or simply taking in the tranquillity of the surroundings.

For equestrian enthusiasts and those seeking a smallholding lifestyle, the property is exceptionally well equipped. The land has been carefully improved and maintained, with well-fenced paddocks, quality grazing and extensive stable facilities. A collection of outbuildings, barns and ancillary accommodation further enhances the property's versatility, supporting a wide variety of rural, recreational or business pursuits.

A productive kitchen garden and greenhouse add another dimension to life at Highcliffe Farm, creating opportunities for a more self-sufficient way of living and encouraging a close connection with the land.

Whether watching horses graze from the house, hosting family gatherings beneath expansive skies, or simply enjoying the peace that comes from being surrounded by nature, life here is defined by a sense of freedom. Highcliffe Farm offers a lifestyle that is increasingly difficult to find - complete privacy without isolation, generous space without compromise, and a setting that allows every generation to thrive.

Location

Set amidst the beautiful countryside of Teesdale, Winston is a highly desirable village in County Durham, renowned for its picturesque setting and strong community spirit. Positioned on the northern bank of the River Tees, the village enjoys stunning rural surroundings while remaining conveniently placed for access to Barnard Castle, Darlington and the wider North East. With its attractive period homes, historic church and scenic walking routes, Winston offers a peaceful and characterful lifestyle, combining the charm of village living with excellent connectivity and everyday convenience.

Services, Utilities & Property Information

Utilities – Mains electricity, Mains water, Drainage to Klargester, LPG central heating

Tenure – Freehold

Property Type – Detached

Construction Type – Standard

Council Tax – E

Parking – Large driveway for several vehicles

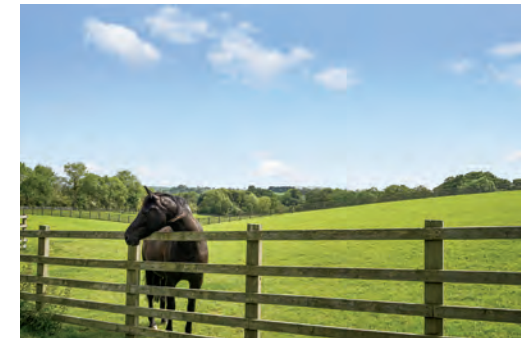
Mobile Phone Coverage – Check with your provider

Internet Connection – BT Broadband

Public and Private rights of way – The Teesdale Way runs along the boundary of the bottom field but does not cross any of the property's land.

Other information – CCTV is in operation at the property and will be in operation during viewings.

Viewing Arrangements – Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646.

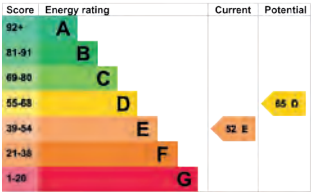


Directions

From Darlington, take the A67 west towards Barnard Castle, continue for approximately 10 miles. what3words ///pave.manager.mentions

Please note: that some of the rooms have been virtually staged and are to be used as a guide only.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Ground Floor



First Floor



Garage Ground Floor



Garage First Floor



Outbuilding



Fine & Country Durham and North Yorkshire
18 Saint Cuthbert's Way, Darlington, County Durham, DL1 1GB
0330 166 4646 | durhamandnorthyorkshire@fineandcountry.com

