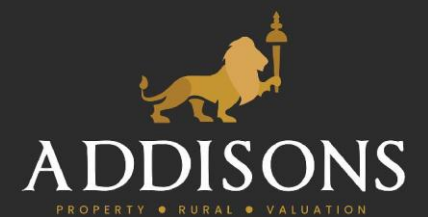




Tinkler Green Farm

South Side, Butterknowle



ABOUT THE PROPERTY

Welcome to Tinkler Green Farm, an exquisite, detached 5 bedroom / 5 bathroom residence with versatile living options. Nestled within approximately 9.76 acres including picturesque house, gardens, extensive outbuildings, and land located in South Side, Butterknowle (DL13 5JN). This beautifully very recently renovated and substantially extended property harmoniously unites the charm of its original farmhouse with striking contemporary enhancements, creating a seamless blend of old and new.

Internally, the home has been finished to an exceptional standard. Thoughtful lighting, quality solid wood doors, and exposed beams and stonework flow throughout, offering a sense of timeless character. Modern comforts abound, including oil-fired central heating and underfloor heating to part, double glazed sash windows, and sockets with charging points throughout. Spectacular views to the rear draw in the landscapes, providing a tranquil outlook across paddocks and meadows.

On the ground floor, a welcoming reception hall is accessed via glazed entrance doors with limestone flooring and oak staircase/balustrade accessing the main first floor accommodation. From here, the new wing unfolds into an expansive living room featuring two double French doors onto the rear garden, two full height feature windows with ambient floor lighting, striking media wall with a real flame effect fire, and access to a bespoke dining kitchen. The kitchen is perfect for family and entertaining, with bespoke handmade rustic pine soft close units, granite worktop and upstands, a Rangemaster cooker with granite splashback, Belfast sink, and vast space for dining beneath dual aspect windows and skylights. A utility room adds practical convenience, with stable door access, plumbing for washing machine, and chic bathroom nearby.

Upstairs, the main landing leads to three generously sized bedrooms. The master suite boasts floor to ceiling windows incorporating blackout blinds, enjoying views over the grounds. A stylish Jack and Jill bathroom with freestanding bath, built-in television, walk-in shower, and luxurious fittings. The remaining bedrooms each offer unique features, from exposed beams and stone to remarkable outlooks and feature walls, a further family bathroom with freestanding bath perfectly positioned for relaxing taking in the scenic views.

A door from the reception hall leads into the restored original farmhouse. Here, a lounge with a large inglenook fireplace and multi-fuel stove and useful understairs storage, with an adjoining room which would make an ideal playroom, office, or snug having its own stable door access to the front limestone entrance and adjacent front parking area. Upstairs, a charming double bedroom with Velux windows, exposed beams, and its own en suite bathroom.



Beyond the living room there is a series of rooms which could be annexed off and features its own open-plan kitchen/living room—complete with fitted units, wood-effect worktops, integrated appliances, breakfast bar, and living area with inglenook fireplace. French doors open out to the garden, enhancing the sense of space and connection to the outdoors. A further ground floor, double bedroom, utility room, and additional shower room ad flexibility and comfort.

Externally, this impressive property offers a wealth of amenities for both lifestyle, business and hobby pursuits. The beautifully landscaped rear gardens are accessible from several points within the house and lead onto expansive lawns bordered by mature trees and shrubs. A substantial stone patio is ideal for al fresco dining and relaxation, while the cobbled entry and ample parking areas ensure convenient access for vehicles.

A selection of outbuildings, including three large buildings with electric roller shutter door. An additional timber-clad open shed currently used as a carport with secure storage. A stable providing three generous stalls, a field shelter, and enclosed paddock with direct access, ensuring both space and security for horses or livestock. All outbuildings and stable block, have power supply / L.E.D Lighting / water supply. 24 hour, CCTV system monitoring throughout the property, easily accessible from home or mobile.

Tinkler Green Farm is surrounded by rolling countryside and sits on the doorstep of some of County Durham's most breathtaking scenery. The surrounding village of Butterknowle boasts a warm sense of community and is just a short distance from popular market towns such as Bishop Auckland and Barnard Castle, famed for their historic attractions, boutique shopping, and amenities. Local schools, country inns, and farm shops enrich the area, while nearby Hamsterley Forest offers woodland walks, horse riding, and cycling trails for lovers of the outdoors.

This is a truly remarkable opportunity to acquire a beautifully restored and appointed country residence, perfect for family living, multi-generational households, or those seeking income potential through holiday letting. Experience the magic of rural living, combined with exceptional comfort and convenience.

Arrange your viewing today to fully appreciate all this outstanding home has to offer.

PRICE

£1,295,000



PROPERTY INFORMATION

Council Tax Band: E

Annual Cost: £3,205

Land Registry Title Number: DU358638

Tenure: Freehold

Local Authority: Durham

Flood Risk Very low

Conservation Area :No

Predicted Broadband Speed: Basic: 21 Mbps Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT: Sky: Virgin:

PLANNING

Ref: - DM/20/02345/FPA Decided - 20/08/2020 Two Storey Side Extension. Creation Of Annex.

Ref: - DM/20/02345/FPA Not Available Two Storey Side Extension To Form Annex.

LAND

The land is made up of a number of paddocks totalling 8.85 acres.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

OVERAGE

The land is sold subject to a development clawback provision (in favour of the vendors and their successors in title). The payment due being equivalent to 25% of the uplift in value arising on the grant of a planning permission for anything other than an agricultural or equestrian use for a term of 50 years.

METHOD OF SALE

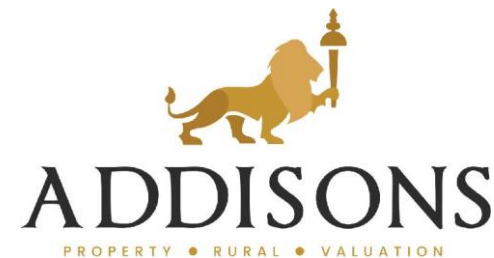
The land is offered for sale by private treaty.

SURVEY

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

BROCHURE

Details and photographs taken July 2026



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Plan



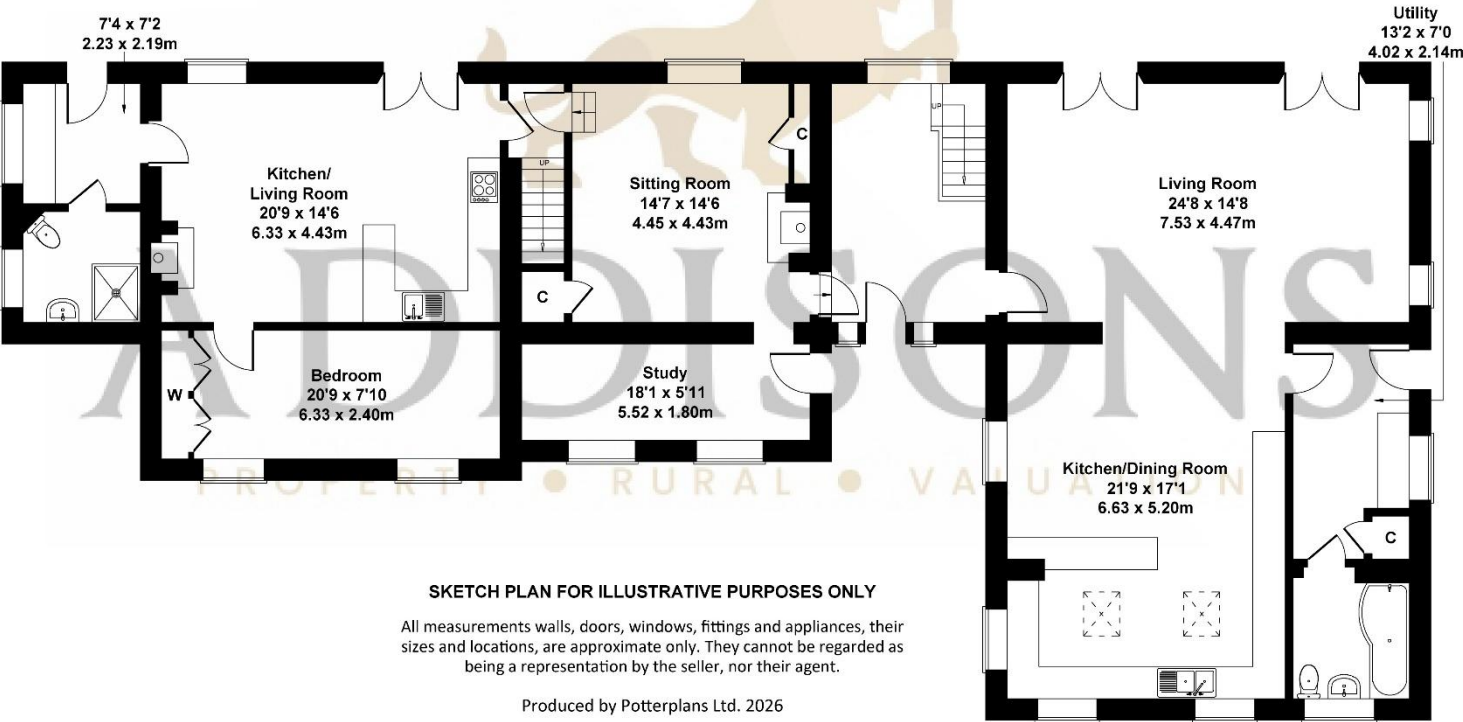
Floor Plan

Tinkler Green Farm, Southside, Butterknowle

FIRST FLOOR



GROUND FLOOR



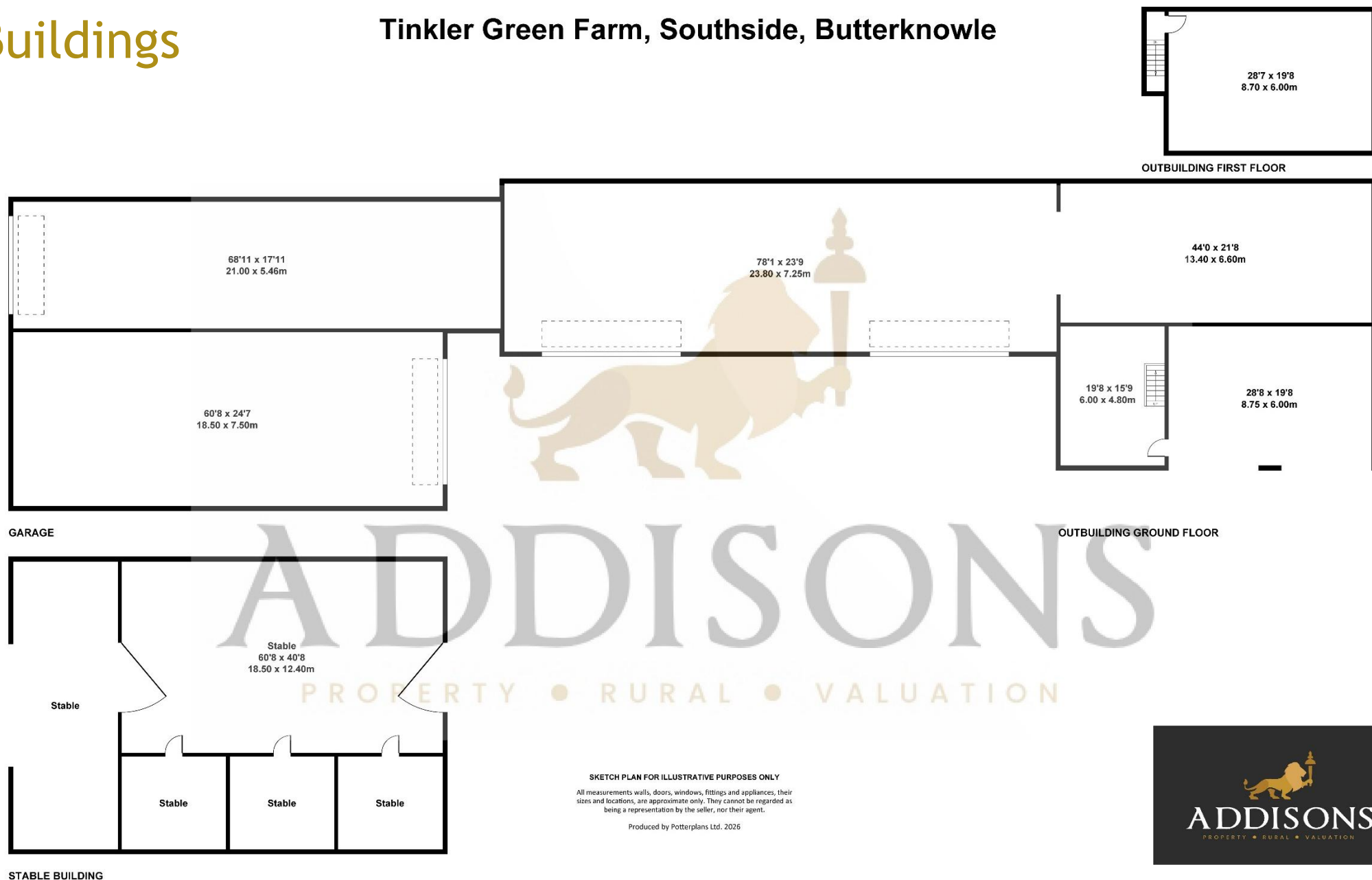
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

Buildings

Tinkler Green Farm, Southside, Butterknowle



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