



North View, East View and The Cottage
Barningham | Richmond | DL11 7DU

 FINE & COUNTRY

Step inside

North View, East View and The Cottage

North View

North View is an exceptionally characterful and versatile stone-built home set in the heart of the desirable village of Barningham.

Positioned to capture far-reaching country-side views, this beautifully proportioned property offers a welcoming and practical layout that blends original charm with everyday comfort.

The ground floor features a generous sitting room with feature log burner stove and exposed beams, a separate dining room and a bespoke-built Anthony Nixon kitchen/breakfast room that opens out to the extensive gardens. There is also a large Utility Room with original stone flooring for added practicality.

Upstairs, two well-appointed double bedrooms enjoy stunning views over the principal gardens and village green, complemented by a four-piece family bathroom.

The Cottage

The Cottage is a picture-perfect stone dwelling offering an intimate and characterful home. Accessed via a charming stone courtyard, it immediately conveys warmth and authenticity, and could be incorporated with the main house, North View, if desired.

Inside, the accommodation in its current configuration is thoughtfully arranged to provide comfortable and self-contained living. The principal reception space is filled with natural light and traditional features, while the kitchen offers practicality without compromising charm.

Upstairs, two inviting bedrooms and a family bathroom create a peaceful retreat, and to the rear there is a private walled garden; perfectly

suited to full-time occupation, although The Cottage is currently a very successful holiday let.

The property also offers exciting potential for the future - North View and The Cottage were once connected and could be reconfigured into a substantial family home, while existing outbuildings and land provide scope for further development, additional garaging, or continued holiday letting (subject to the necessary permissions).

East View

Nestled discreetly within the established grounds, East View is a charming detached stone cottage offering both independence and flexibility. Ideal as a private annexe, it is also currently ran as a successful holiday let.

The accommodation is both characterful and inviting. Enter into the delightful dining kitchen where a newly fitted kitchen welcomes you. The sitting room, centred around a multi-fuel stove, provides a cosy yet refined space in which to unwind.

To the first floor are two well-proportioned double bedrooms and a family bathroom, thoughtfully arranged to maximise comfort and practicality.

The Cottage and East View are currently run as successful holiday lets, enjoying strong bookings and positive guest feedback. The business can be acquired as a going concern through separate negotiation, offering an immediate income stream. Alternatively, both properties lend themselves perfectly to multi-generational living, or could be incorporated into North View to create a larger, flexible family home, providing exciting potential for the future.





Seller Insight

“ From the moment we arrived, North View felt like a breath of fresh air; peaceful, full of possibility, and utterly alive with the joys of country living. Set in rolling moorland, it's given us space to grow our own food, raise pigs and poultry, and savour simple pleasures like family picnics in the orchard. Our favourite ritual? A cup of tea on the meadow bench, watching the sun rise over the North Pennines - a view that never fails to inspire.

The gardens have been a constant source of joy, bursting with spring bulbs, framed by far-reaching views, and illuminated by clear, starry skies. Over the years we've lovingly improved the property with bespoke kitchens, cosy redecoration, underfloor heating, and practical touches like stock fencing, animal housing, and a rabbit-proof vegetable garden, all of which have made life easier and supported our thriving holiday cottage business.

Life here feels wonderfully peaceful, yet the village is exceptionally well served. The pub, tearoom, and deli are just a stroll away, and the friendly community - village events, theatre nights, coffee with neighbours - has made us feel instantly at home. Beyond the village, Richmond and Barnard Castle offer boutique shops, cinemas, and farm shops, while Darlington station (25 minutes away) gives easy access to London and Edinburgh, and both Teesside and Newcastle airports are close by.

Leaving will be hard. This isn't just a home, it's a lifestyle full of calm, connection, and possibility. We hope the next owners love it as much as we have and discover the countless special moments this place has to give.*

* 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

North View, East View and The Cottage

Step Outside

Accessed via an electric gate, the grounds collectively extend to approximately 1.59 acres and are a defining feature of this exceptional property. Beautifully established and thoughtfully arranged, the gardens comprise sweeping lawns, mature trees, well-stocked borders and a variety of patio and seating areas designed to capture the surrounding rural views. An ornamental pond and orchard add charm and seasonal interest, while the adjoining paddock with agricultural barn, large duck pond and stock enclosures completes this established smallholding. Enhancing the lifestyle appeal further is an attractive summerhouse and a delightful garden room - affectionately referred to by the current owners as the "gin room" - offering a wonderfully relaxed setting for entertaining or unwinding on long summer evenings. Each dwelling benefits from its own sense of privacy, with separate lawned areas and gravelled parking, complemented by a range of useful outbuildings including garages with pit, workshop and traditional stone stores. Altogether, the setting provides an enviable balance of space, seclusion and lifestyle opportunity within a picturesque village environment.

Location

Nestled on the North Yorkshire/County Durham border, the picturesque village of Barningham exudes timeless charm and a strong sense of community. Its historic stone cottages and traditional village pub create an inviting rural atmosphere, while the surrounding countryside offers rolling hills, scenic walks, and a wealth of outdoor pursuits. Barningham is also well connected, being serviced via bus routes to the nearby market towns of Barnard Castle and Richmond, making local amenities easily accessible.

Directions

Barningham is easily accessed from the A1(M) and A66. From Scotch Corner, take the A66 westbound towards Brough and Penrith, then follow signs for Barningham. The village is approximately 5 miles south of Barnard Castle, nestled amidst scenic countryside.

what3words ///

///romance.craftsman.waving

Services, Utilities & Property Information

Utilities - Mains electricity, drainage and water

North View has oil-fired central heating

East View is serviced by electric heating

The Cottage has central heating fed from North View

Tenure - Freehold

Property Type - North View is End Terrace, The Cottage is Mid-Terrace and East View is Detached

Construction Type - Stone built

Council Tax - North View: E, East View: B, The Cottage: B

Parking - Garage with pit and driveway

Mobile Phone Coverage - Check with your provider

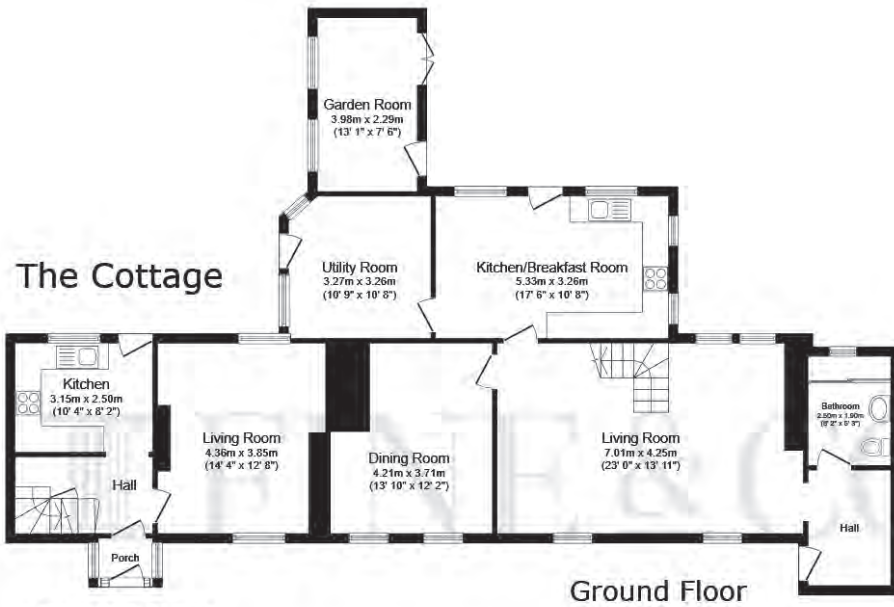
Internet Connection - Full fibre available

Public and Private rights of way - None

Other - Please note that the property is in a designated conservation area.

Viewing Arrangements

Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham.



Ground Floor

Ground Floor

North View



First Floor

First Floor

East View

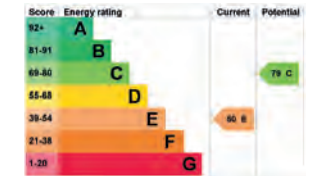


First Floor

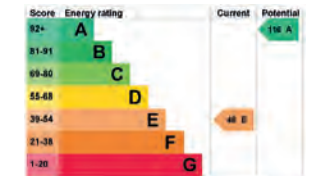


Ground Floor

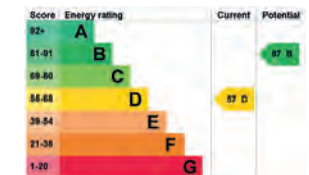
North View



East View



The Cottage



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

Fine & Country
Tel: +44 (0)330 166 4646
durhamandnorthyorkshire@fineandcountry.com
18 Saint Cuthbert's Way, Darlington, County Durham, DL1 1GB

