

Dene Head Farm

Whiley Hill, Coatham Mundeville, Darlington

RobinJessop

Dene Head Farm

Whiley Hill, Coatham Mundeville, Darlington, DL3 0XN

Equestrian and Residential Smallholding Extending to 29.74 Acres (12.03 Ha) Approx

- Three Bedroom Farmhouse
- Requires Modernisation Throughout
- 29.74 Acres Approx of Grassland
- Versatile Range of Farm Buildings
- 14 Stables and an Outdoor Horse Arena
- Guide Price: £800,000

INTRODUCTION

Dene Head Farm is believed to date back to the early 18th century, having been substantially rebuilt in 1996.

The property comprises an attractive residential smallholding, occupying a pleasant rural position approximately 15 minutes from the thriving market town of Darlington.

Dene Head Farm stands well off Coatham Lane, adjoining open countryside, whilst remaining conveniently located for access to nearby towns and amenities.

SITUATION

Newton Aycliffe 4 miles. Great Stainton 5 miles. Darlington 6 miles. Scotch Corner 13 miles. Richmond 16 miles. Durham 17 miles. Barnard Castle 22 miles. Northallerton 30 miles. Newcastle Airport 1 hour drive. (All times and distances are approximate)

Darlington is a popular and well-connected market town in County Durham, offering an excellent range of shops, supermarkets, restaurants, leisure facilities and other everyday amenities. The town also benefits from a number of well-regarded schools and excellent transport links.

DESCRIPTION

Dene Head Farm comprises a three-bedroom farmhouse, together with a range of modern and traditional farm buildings, stabling and an all-weather horse arena. The farm buildings are arranged around the farmhouse, which occupies a central position within the holding.

Externally, the farmhouse is complemented by an established lawn, paved areas and ample of parking for several vehicles.

FARMHOUSE ACCOMMODATION

(See Floor Plan)

The farmhouse provides well-proportioned accommodation arranged over two floors. The ground floor is entered via the kitchen, which provides access to a separate utility room and W.C. The accommodation further extends to two reception rooms, comprising a sitting room with a log-burning stove and a separate dining room. The ground floor accommodation is completed by a farm office.

To the first floor there are three well-proportioned double bedrooms, one of which benefits from a wash hand basin and separate shower cubicle.
A fourth room is currently utilised as a storeroom, providing useful additional space, although its use is restricted by the limited eaves height.

OUTSIDE

Externally, the farmhouse is complemented by a paved driveway, providing ample parking for several vehicles. There is also an established lawned area to the front of the farmhouse, together with a well.

THE FARM BUILDINGS

There is a good range of traditional and modern farm buildings, including a workshop, straw shed, wash box, stabling, tack room, general purpose buildings and a covered stonemason's yard.

THE LAND

The land lies well in relation to the steading area in a compact ring fence. The land is classed as Grade 3 on the Agricultural Land Classification Map for England and Wales.

The agricultural land is laid to permanent grassland, providing good quality grazing for horses and livestock. Dene Beck runs through the southern section of the land together with areas of established woodland.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

TENURE

Freehold with vacant possession given upon completion.

SERVICES

Mains Water (sub metered). Oil Fired Central Heating. Mains Electricity (single phase). Septic Tank Drainage.

The Septic Tank has been surveyed by RA Dalton Waste Water Specialists. It is not compliant with current regulations.

Please note any offers made should reflect the current condition of the septic tank and any other refurbishment works.

COUNCIL TAX

Band D.

FARM PLAN

The plan is for identification purposes only. The field numbers and areas given may vary from old Ordnance Survey sheets, previous

field data sheets and Rural Land Registry maps and the Title Deed Plans.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fence, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all covenants, easements, rights of way whether mentioned in these particulars or not. Without prejudice to the foregoing, the property is sold subject: -

1. There is a Northern Powergrid line which crosses the land.
2. There is a Gas Main which crosses the land.

METHOD OF SALE

The property is offered for sale by private treaty, although we reserve the right to conclude the sale by other means. Interested parties should register their interest with Andrew Dickins MRICS FAAV or Lauren Terry MRICS FAAV to be kept informed of the sale process.

OFFERS

All Offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are a successful purchaser, you will be required legally to provide two forms of identification and proof of funds/finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with AML Regulations.

LOCAL PLANNING AUTHORITY

Durham County Council, County Hall, Durham, DH1 5UL. Tel: 03000 260000

VENDOR'S SOLICITOR

BHP Law, Westgate House, Faverdale Industrial Estate, Darlington, DL3 0PZ. Acting Solicitor: Natalie Bell. Tel: 01325 466794

WHAT3WORDS

///venue.yours.levels





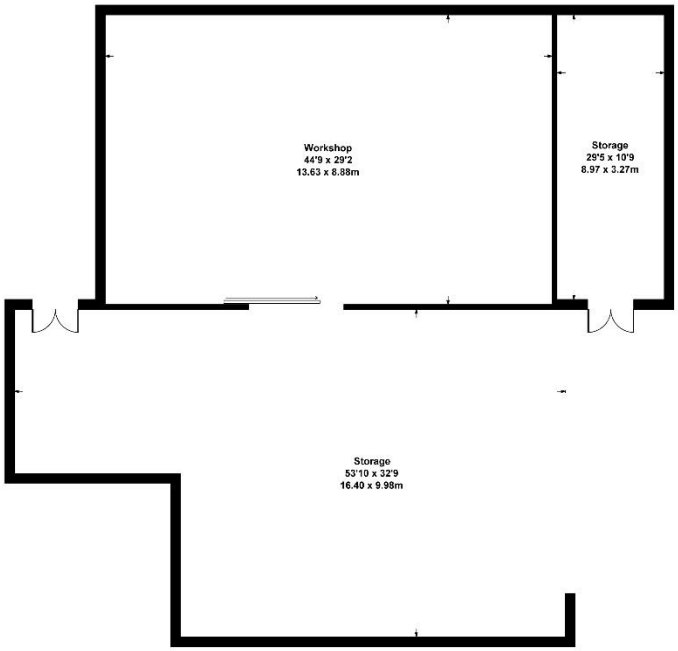




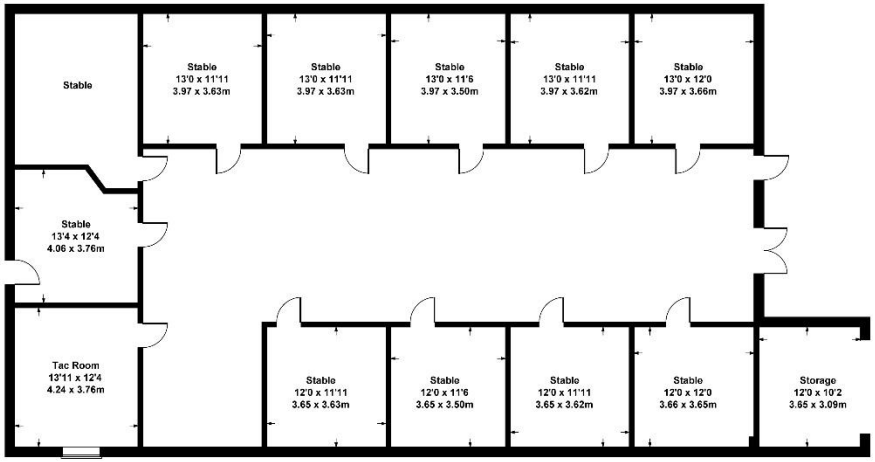
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Approximate gross internal area
House 168 sq m - 1808 sq ft
Outbuildings 778 sq m - 8374 sq ft
Total 946 sq m - 10182 sq ft

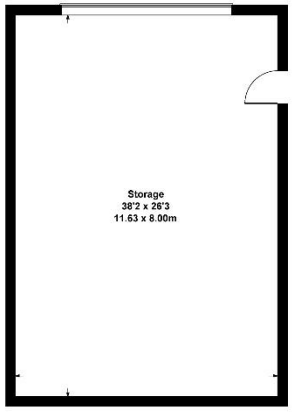


OUTBUILDING

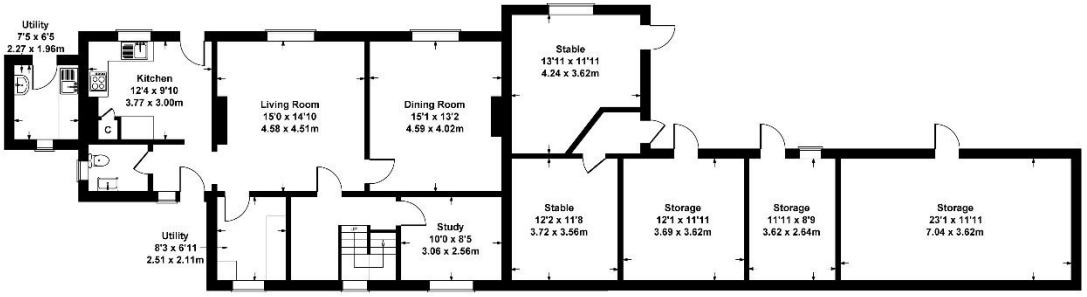


OUTBUILDING

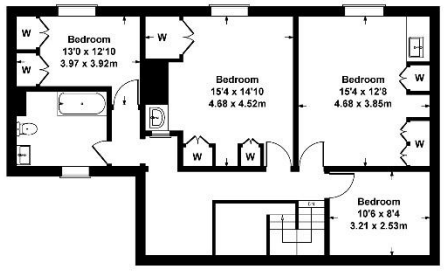
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



OUTBUILDING



GROUND FLOOR



FIRST 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







