



Christopher Bank Farmhouse
Romaldkirk

ABOUT THE PROPERTY

A rare opportunity presents itself with the sale of Christopher Bank Farmhouse, an extended, traditional stone-built farmhouse enjoying a picturesque and tranquil setting on the edge of Romaldkirk. This charming residence stands proudly within approximately 11.61 hectares (28.68 acres) of grounds, including house, gardens, detached double garage, outbuilding, two traditional stone field shelters, pasture and meadow land.

The property is approached via a single farm track leading from the main council-maintained road, secured by a classic five-bar farm gate. The drive provides ample parking and leads to a detached double garage. Towards the front, discover lawned gardens, complemented by paved pathways, while the rear of the farmhouse reveals a paved patio, and raised lawns.

Internally, the farmhouse exudes warmth and character, featuring notable period touches such as beamed ceilings and impressive inglenook fireplaces in both the sitting and dining rooms. The spacious sitting room offers a homely retreat with wall lighting, drying rails, and a beautiful window overlooking the front elevation. The dining room, with its multi-fuel burning stove, seamlessly connects to the modern kitchen—well-appointed with fitted wall and floor units, stylish worktops, an integrated oven and hob, extractor, and fridge/freezer. Adjacent utility facilities include additional storage, rear entrance, oil-fired boiler, and plumbing for a washing machine.

There is flexible accommodation on the ground floor, featuring a study/ground floor bedroom and a shower room. The versatile living room showcases a stunning exposed stone wall and gives access to the master suite, which enjoys, built-in storage, and a modern en-suite bathroom complete with a roll-top bath, double hand wash basins, and a heated towel rail. A drop-down ladder leads to a fully boarded and lit loft space, offering further storage.

Upstairs, a landing provides access to two further well-proportioned double bedrooms, each with windows enjoying countryside vistas. An additional family shower room serves the first-floor accommodation.

This exceptional home benefits from oil-fired central heating and wood-framed double glazing, ensuring both comfort and efficiency year-round.

Romaldkirk itself is an historic and sought-after village, nestled amidst the rolling landscapes of Teesdale, within the North Pennines Area of Outstanding Natural Beauty. The village boasts a welcoming community, acclaimed pubs including The Rose & Crown, and the charming St. Romald's Church. Barnard Castle—a vibrant market town with independent shops, cafes, and the renowned Bowes Museum—lies just a short drive away, providing convenient amenities and leisure options.



Offered with ****no onward chain****, Christopher Bank Farmhouse is an idyllic country retreat blending character, comfort, and versatility in a much-admired setting.

Arrange a viewing today to fully appreciate all that this remarkable farmhouse and its land have to offer.

PRICE

£850,000

SALE PLAN

The property is shown edged red on the attached sale plan.

LAND

The land is made up of permanent pasture and meadow land, which is subject to an Farm Business Tenancy with vacant possession from 1st October 2026. The land benefits from three separate access points including: the main house driveway, an access point at Wildon Grange and another from the Hunderthwaite Road. These access points would allow for subdivision of the land, if so required.

FARM BUILDINGS

Portal framed livestock building with open front 13.9m x 13.2m, erected in October 2019 benefitting from its own metered mains water supply.

There are two historical stone field shelters which are traditional to the Dale, and are in need of renovation.

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 registrable by any competent authority pursuant subject to statute. The land is crossed by a public footpath. For further is available from the selling agent or at www.durham.gov.uk/definitivemap.

There is a Wayleave agreement with Northern Electricity on the holding.

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. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded. We reserve the right to proceed to final offers.

COSTS

Each party is to bear their own costs.

PROPERTY INFORMATION

Tenure: Freehold

Local Authority: Durham

Council Tax Band: A

Annual Price: £1,748

Conservation Area: No

Flood Risk: Very low

Predicted Broadband Speeds: Basic 7 Mbps, Superfast 76 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water, Septic Tank Sewerage

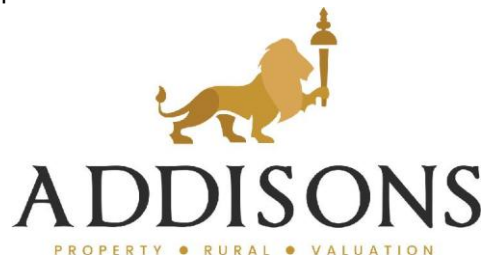
Heating: Oil Fired Central Heating.

SURVEY

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

BROCHURE

Details and photographs June 2026



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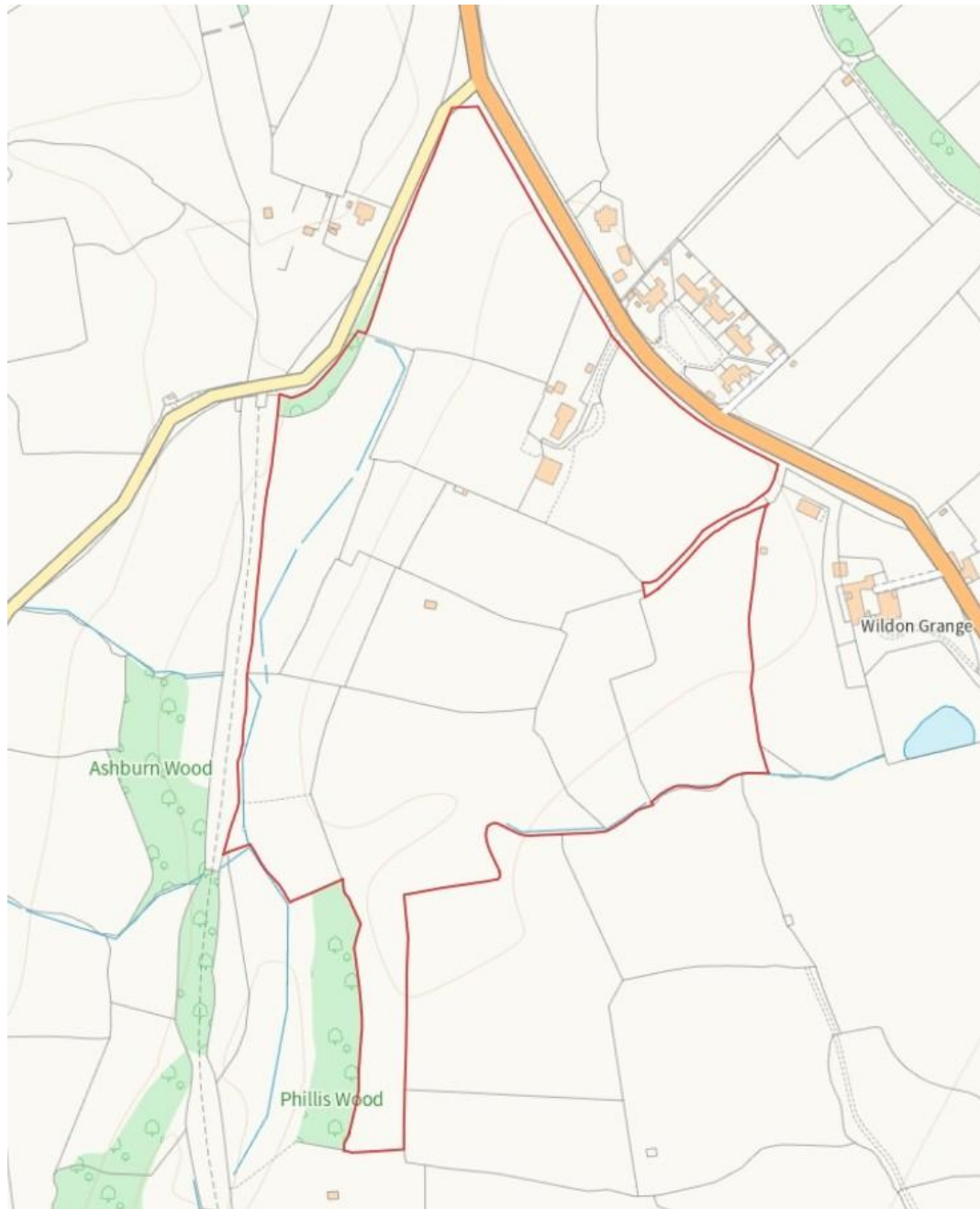
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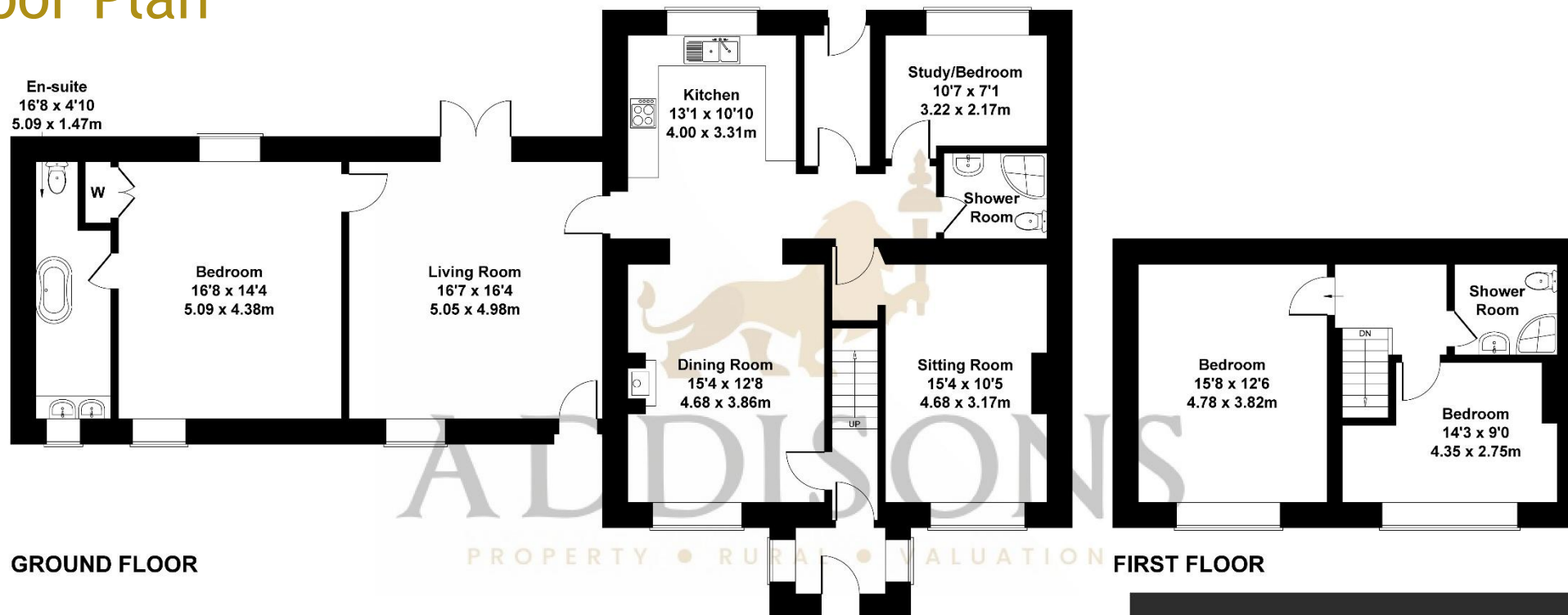


Floor Plan



Floor Plan

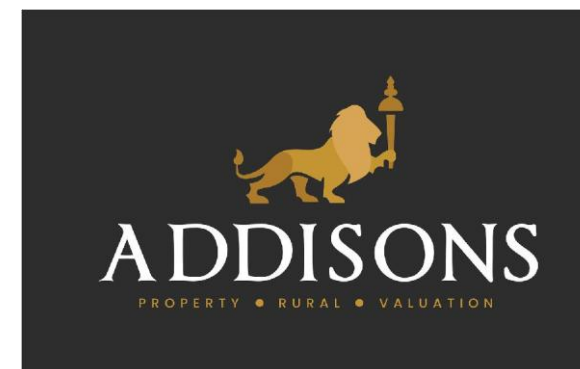
Christopher Bank, Romaldkirk



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



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