



Newhouse Farm

Ingleton, DL2 3HH



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An Exceptional Equestrian Residence Set Within 3.17 Acres, Featuring Stabling, Private Garden and Outstanding Countryside Views on the Edge of a Popular Rural Village

- Spacious Five Bedroom Equestrian Property
- Finished to a High Standard Throughout
- Living Accommodation Extending to 383m² (4123 ft²)
- 3.17 Acres (1.28 Ha) of Grassland Split into Paddocks
- Popular and Accessible Rural Village Location
- A Range of Stables, Feed Room and Garden Room
- Gated Driveway with Parking for Several Vehicles
- Viewings Strictly by Appointment Only
- Guide Price: £850,000

SITUATION

Barnard Castle 8 miles, Darlington 9 miles, A1(M) Interchange at Barton 10 miles, Richmond 16 miles, Newcastle 44 miles, York 60 miles, Leeds 66 miles. (all distances are approximate).

Newhouse Farm is pleasantly located on the edge of the popular rural village of Ingleton, it is nestled in a prime location with panoramic views of open countryside. The property itself is surrounded by a number of popular rural villages such as Piercebridge, Aldborough – St – John, Summerhouse, Gainford, Staindrop, High Coniscliffe offering a range of country pubs, independent shops and restaurants.

The surrounding area is renowned for its picturesque countryside, offering an abundance of scenic walks, bridleways and popular cycling routes, making it particularly appealing to equestrian and outdoor enthusiasts alike.

The property is also in close proximity to the large market towns such as Darlington, Richmond and Barnard Castle, which offer a wider range of services, amenities and transport links.

Newhouse Farm offers fantastic transport links being in easy access of the A19 and A1(M) bringing larger centres such as Leeds, York, Newcastle and Teesside into a commutable distance. Equally there is a mainline railway service from Darlington and Northallerton nearby providing a regular fast service to London Kings Cross & Edinburgh, which is ideal for commuters.

DESCRIPTION

The sale of Newhouse Farm offers a rare and exciting opportunity to purchase this five bedroom former farmhouse which has been sympathetically extended over time to create a spacious and modern equestrian property. It has been designed to perfectly combine its farmhouse character and charm with modern comforts and style.

Set within approximately 3.17 acres, the property is further enhanced by a range of stabling and useful outbuildings, making it ideally suited to equestrian use, those looking for a residential smallholding or those simply seeking space both internally and externally in a superb rural setting

Internally, the accommodation has been designed with both family life and entertaining in mind. A series of welcoming reception rooms flow effortlessly around the striking open-plan kitchen and dining area, creating a sociable and versatile heart to the home. To the first floor are five generous double bedrooms, four of which benefit from en-suite facilities.

New House Farm offers the perfect balance of stylish modern living and countryside appeal, equally suited to multi-generational occupation or those looking for a spacious family home with its clear equestrian ability, surrounded by open countryside and far-reaching views, which in all creates a truly unique and very special home.

Accommodation

Internally, the property is approached via a highly practical utility entrance, leading into a useful boot room and shower room, with direct access to the garage. This well-considered layout provides the perfect “country living” entrance, neatly separating outdoor pursuits from the main accommodation while adding both convenience and everyday functionality.

From the utility room, the property opens seamlessly into the true heart of the home which is a spectacular open-plan kitchen, dining and entertaining space. Designed with modern family living and social occasions in mind, this impressive area enjoys uninterrupted views across the garden and paddocks, creating a wonderful sense of space and connection to the outdoors.

The kitchen itself is beautifully appointed, centred around a generous island with breakfast bar seating. It also features lots of worktop space and an extensive range of wall and base units ensuring both style and practicality are effortlessly combined to create a socialising space which is equally suitable for morning coffees overlooking the paddocks as it is for hosting dinner parties.

Flowing naturally from the kitchen, the dining and sitting areas offer superb flexibility, easily adaptable for both relaxed family life and more formal entertaining. Just off the kitchen, a highly practical and well-proportioned pantry provides additional storage, enhancing the ease of day-to-day living.

Continuing through, the space opens into a striking garden room, flooded with natural light through full-height glazed

windows that frame the surrounding gardens. This exceptional room creates a bright, uplifting setting to enjoy throughout the seasons. In the warmer months, French doors open directly onto the garden, effortlessly blending indoor and outdoor living.

The ground floor is further complemented by two superb reception rooms, each offering its own distinct atmosphere and appeal. To the front, a wonderfully inviting snug creates the perfect retreat, featuring a striking log burner and a beautiful bay window that floods the space with natural light. This is ideal for curling up in front of the fire and enjoying the warmth and comfort during the colder months.

In addition, there is an impressive large dual-aspect formal sitting room with a stylish media wall and elegant bay window. This room delivers both sophistication and comfort in equal measure. It provides a fantastic setting for entertaining on a larger scale, while still feeling relaxed and welcoming for everyday living.

The first floor is accessed via an elegant staircase that rises to a spacious landing, immediately creating a sense of luxury as you arrive. Newhouse Farm offers five generously proportioned double bedrooms, four of which benefit from their own en-suite facilities, ensuring comfort and privacy for family and guests alike.

Two of the bedroom suites are particularly impressive in scale, each enhanced by the addition of their own dressing rooms. These exceptional suites are connected by a striking mezzanine sitting area, complete with skylight and a balcony that enjoys breathtaking, uninterrupted views through a full-length window across the garden, paddocks

and rolling countryside beyond. This unique space offers something truly special — the chance to watch sunrise over the gardens, take in sweeping rural views by day, and enjoy stargazing in complete tranquillity by night.

The first floor is completed by a superb family bathroom, fitted with a bath, dual basins, WC and a luxurious steam shower, offering a spa-like experience within the home.

Externally, the property continues to impress. A beautifully maintained formal garden features a patio seating area, level lawn and a rich mix of mature trees, shrubs and planting, creating both privacy and colour throughout the seasons. A range of versatile outbuildings includes a timber garden room, ideal as a home office, studio, gym or even additional accommodation, alongside a collection of timber stables with feed room and a concrete base, perfectly suited for equestrian use. The land extends to 3.17 acres made up into two well-proportioned paddocks, which are currently used and have been designed for equestrian use. However, it could equally be used for other livestock or nature lovers. Overlooking them is a superb outdoor kitchen and seating area, which creates a fantastic space for ‘al fresco’ dining, entertaining and simply relaxing while enjoying the peaceful North Yorkshire countryside in the warmer months.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

Tenure

Freehold with vacant possession given upon completion.

Services

The property benefits from septic tank drainage, mains electric and water and oil fired central heating.

Boundaries

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

Easements, Rights of Way & Wayleaves

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water,

drainage, sewage, support, easements and other restrictive covenants and proposed wayleaves for masts, pylons, stays, cables, drains, gas, water and other pipes whether mentioned in these particulars or not.

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 the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Method of Sale

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///sweated.galaxy.swordfish

Council Tax

Band F

USEFUL ADDRESSES

Local Authority

North Yorkshire Council. County Hall, Northallerton, DL7 8AD

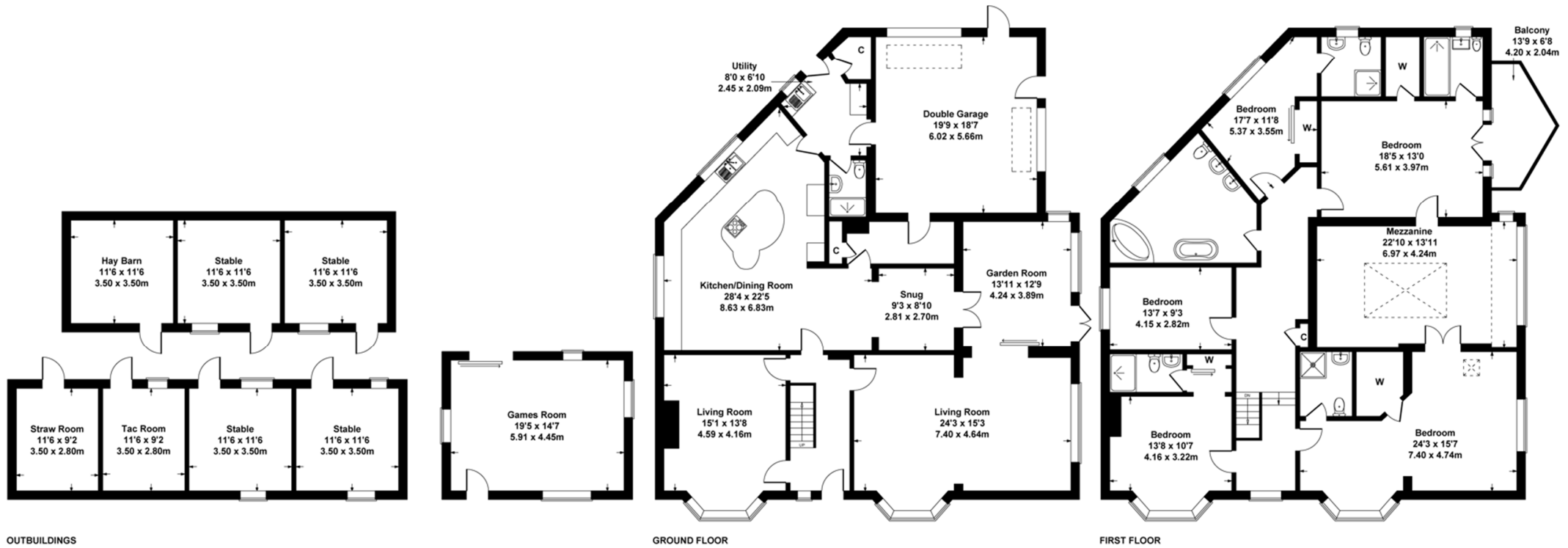
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate gross internal area
House 383 sq m - 4123 sq ft
Outbuildings 110 sq m - 1184 sq ft
Total 493 sq m - 5307 sq ft



OUTBUILDINGS

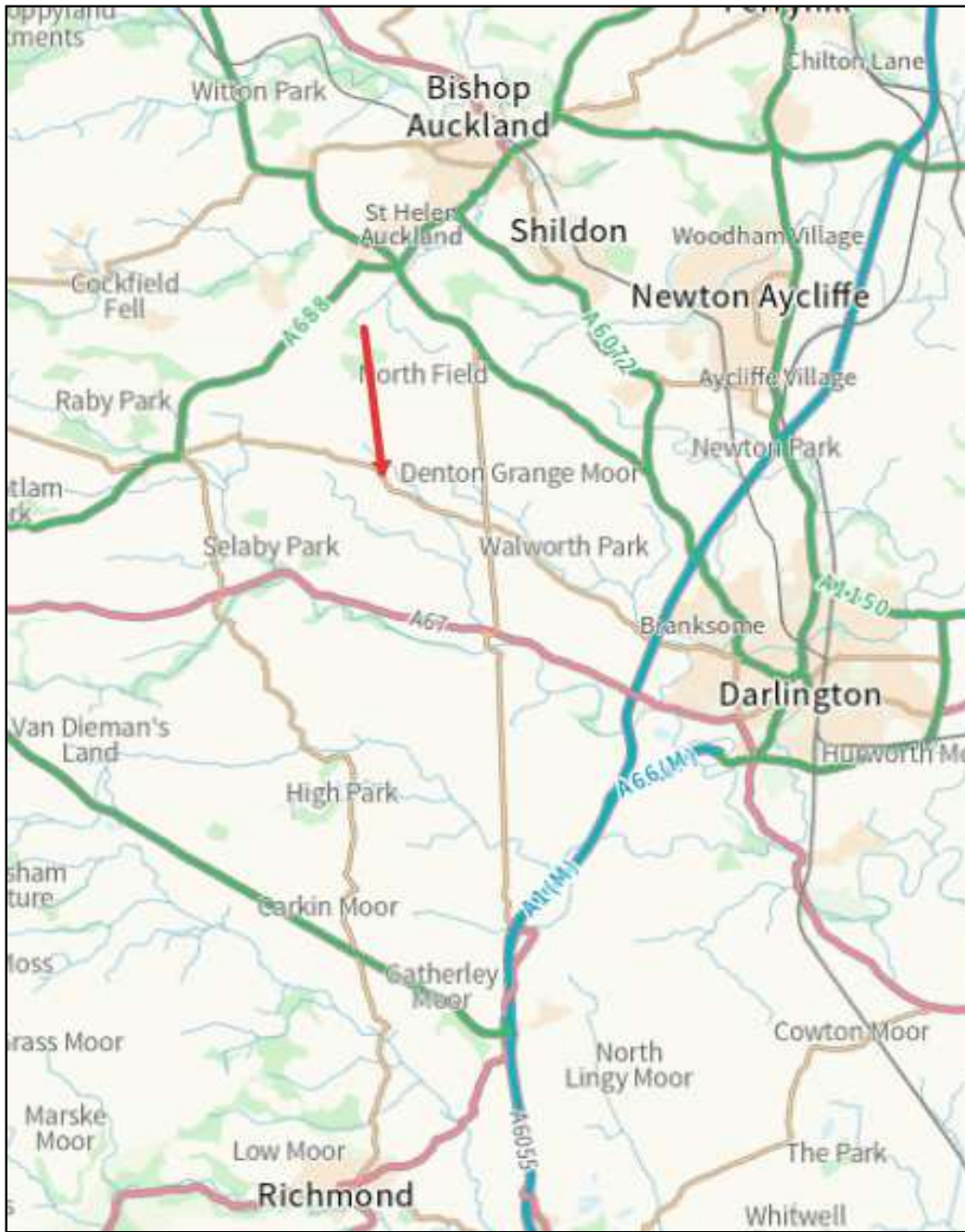
GROUND FLOOR

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.

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