



, CA9 3LD  
4 Bed - House - with Land  
Asking Price £1,400,000

EPC Rating:  
Tenure: Freehold  
Council Tax Band: C



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Alston CA9 3LD

\*\*\* OVER 13 ACRES OF FARM LAND/BUILDINGS FOR SALE \*\*\*

\*\*\* OFF-GRID ELECTRIC SUPPLY \*\*\*

\*\*\* CAMPING RETREAT WITH READY MADE INCOME POTENTIAL - 365 DAY LICENSING \*\*\*

Escape to the edge of the stunning North Pennines with this exceptional lifestyle property – a beautifully restored barn conversion set within 13.3 acres of gardens and grazing land, offering complete off-grid living and boundless opportunity.

The main farmhouse has a kitchen, with its Rayburn, Belfast sink, and French doors to a sun-soaked patio, forms the heart of the home, flowing into a welcoming sitting room with exposed beams and a multi-fuel stove fire, downstairs additional reception room (Currently used as a Bedroom), Separate Utility Room, and Downstairs WC. A spiral staircase leads to three spacious double bedrooms, including a luxurious en-suite master with panoramic countryside views.

Outside, the property truly shines. Extensive outbuildings – including a three-bay barn with workshop, former piggery, and stables – all have power and lighting, making them ideal for equestrian, smallholding, or creative pursuits. Additional outbuildings include, Greenhouse, Shed and Log Store.

A unique opportunity for sustainable living, the estate is powered by 60 solar panels, battery storage, and a generator, ensuring complete energy independence.

Adding to its appeal are four eco camping pods (on a 365-day licence) with private shower facilities, solar-powered heating, and communal kitchens – generating a ready-made income. There's also planning permission for four static pitches and a barn conversion, offering huge potential for further development.

This is more than a home – it's a self-sufficient rural haven, offering freedom, tranquillity, and a thriving countryside lifestyle.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











## MAIN FARM HOUSE - GROUND FLOOR

### Entrance Hall

16'7" x 3'6" (5.06m x 1.08m)

### Downstairs WC

5'6" x 3'6" (1.68m x 1.08m)

### Utility Room

10'7" x 8'2" (3.25m x 2.49m)

### Bedroom 4 (Reception Room)

17'8" x 8'5" (5.39m x 2.58m)

### Kitchen / Diner

22'0" x 15'2" (6.72m x 4.63m)

### Living Room

15'10" x 14'10" (4.83m x 4.54m)

## MAIN FARM HOUSE - FIRST FLOOR

### Landing

3'5" x 19'7" (1.05m x 5.99m)

### Bedroom 1

16'5" x 14'10" (5.01m x 4.53m)

### En-Suite Shower Room

10'4" x 4'11" (3.16m x 1.50m)

### Bedroom 2

14'10" x 8'5" (4.53m x 2.59m)

### Bedroom 3

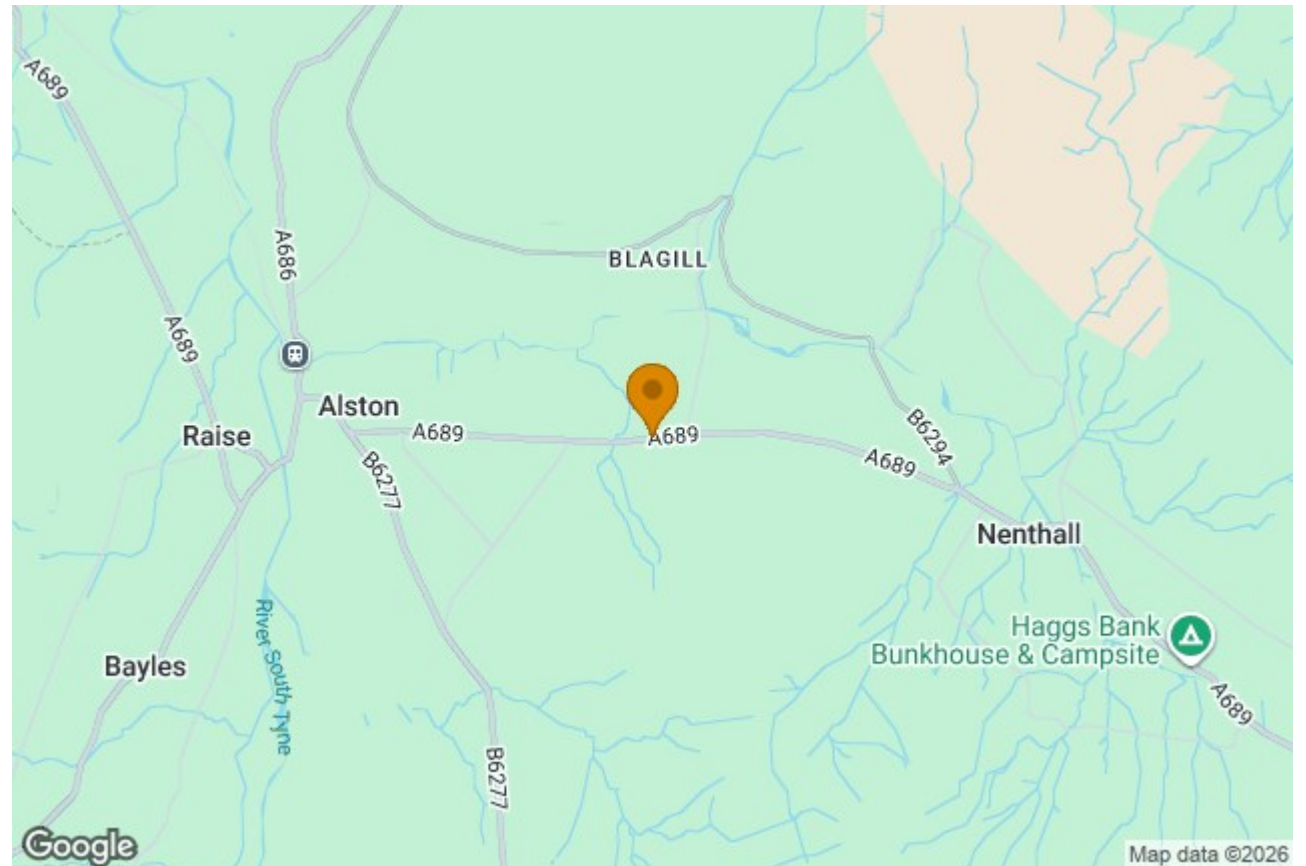
11'5" x 8'2" (3.49m x 2.49m)

### Bathroom

10'2" x 9'10" (3.11m x 3.01m)

### OUTBUILDING BARN

66'9" x 28'1" (20.35m x 8.57m)





## Lambsgate Farm

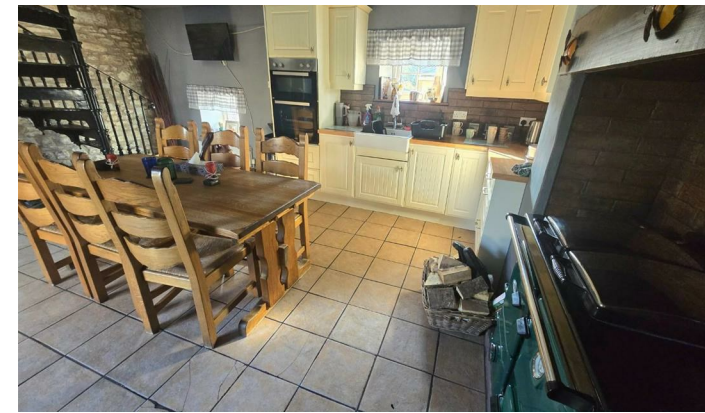
Approximate Gross Internal Area  
1647 sq ft - 153 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX  
Tel: 01325 484440  
darlington@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS