



Kelton

Middleton in Teesdale



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Howe Farm offers a unique opportunity to purchase this generously proportioned, well presented farmhouse with spectacular panoramic views towards Grassholme reservoir. The property boasts three double bedrooms all with en-suites, outbuildings and garaging with garden set amongst 5.93 acres of land.

The property benefits from Oil Fired Central Heating and Double Glazing throughout and briefly comprises- Entrance Hallway, Living Room, Dining Room, Inner Hallway, Dining Kitchen, Utility, Cloakroom, Boot Room and Fitness Room with Mezzanine and Store Room, Second Entrance Hallway and Snug/Office to the Ground Floor. To the First Floor there are Three Double Bedrooms all with En-Suites.

Howe Farm is situated in Kelton, an area of outstanding natural beauty. The nearby town of Middleton-in-Teesdale provides a traditional range of amenities with a wider selection of shopping, educational and recreational facilities being found within the historic market town of Barnard Castle.



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ACCOMMODATION

Entrance Hall

A welcoming hallway with a staircase rising to the first floor, doors leading to the ground floor accommodation and window.

Inner Hallway

Doors to the Dining and Living Room.

Dining Room

With a window overlooking the front elevation.

Living Room

Two windows overlooking the front elevation, stone fireplace and hearth with woodburning stove inset.

Dining Kitchen

Fitted with an excellent range of wall and floor units with contrasting work surfaces, Rangemaster electric oven with four ring gas hob and hotplate with extractor hood over, integrated fridge, electric oven, plumbing for a dishwasher, sink with mixer tap and drainer, Beehive oven, radiator and two windows with views across open countryside towards Kirk Carrion. The kitchen provides ample space for a dining table and chairs. Doors leading into the Utility, Hallway and Boot Room.

Utility

A range of base units with contrasting work surfaces, large airing cupboard with deep shelving, plumbing for a washing machine and tumble dryer, cupboard housing central heating controls and door to the Cloakroom.

Cloakroom

WC, hand wash basin, oil fired central heating boiler, tiled flooring and obscured window to the rear elevation.

Boot Room

Space for freestanding appliances, shelving and worksurfaces, window to the rear elevation and door leading into the Fitness Room.

Fitness Room

Currently used by the vendors as a gym with light and power, staircase rising to mezzanine storage room with three velux windows. Doors leading to the Store Room and Outbuilding.



Second Entrance Hall

Offering an additional entrance to the property with doors leading into the Utility and Office/Snug.

Office/Snug

With French doors leading to the front elevation, window to the side elevation and staircase rising to the first floor.

FIRST FLOOR

Landing

Doors to the first-floor accommodation, velux window overlooking the rear elevation and two walk in eaves storage areas, fitted with shelving and hanging rail.

Bedroom 1

Normally accessed via the staircase from the Office/Snug, a double bedroom with windows to the front and side elevations, exposed beam ceiling and door leading to the en-suite. The en-suite includes a bath, separate shower, wc, hand wash basin and towel radiator. A door leading to the main landing allows access from there also.

Bedroom 2

A double bedroom with window overlooking the front elevation and door to the En-Suite which comprises a walk-in shower, wc, hand wash basin, sun light and towel radiator.

Bedroom 3

A double bedroom with window overlooking the front elevation and door to the En-Suite which comprises a walk-in shower, wc, hand wash basin, obscured window to the front, and towel radiator.

EXTERNALLY

The property is approached through gates over a tarmac driveway/turning area leading to the garage, outbuildings and front entrance. The garden is mainly laid to lawn with stone walled boundaries. Within the the garden is a traditional working well and an established shrub rockery along with gravelled seating areas.

The Farm Buildings Comprise:

Large Barn

Main 12.48m x 16.43m & 8.36m x 12.56m & Workshop 10.86m x 2.57m
Stone faced walls, steel frame and dual pitch roof, vehicle access by electric sliding doors.

Garage

6.75m x 9.54m

Sliding garage door, dual pitch roof and walls clad with steel sheeting.

Calf House

Open fronted, with stone walls and dual pitch roof.

LAND

The property extends to approximately 2.40 hectares (5.93 acres) in total. The land adjoins the farmhouse and comprises two useful pasture enclosures together with two areas of woodland shelter belt on the western and northern boundaries.

SERVICES

Private water supply from a bore hole. Private drainage to a modern septic tank. Oil fired central heating.

WHAT3WORDS

<https://what3words.com>The world is divided into 3 metre squares and each square is given a unique combination of three words.///snowballs.twisty.arrival

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 registerable by any competent authority pursuant subject to statute.

A public foot path runs along the northern boundary.The land is crossed by the Pennine Way which runs north south to the east of the steading.

Further information is available from the agent or at Definitive Public Rights of Way map online - Durham County Council.The vendor is not aware of any private rights of way over the land.

SPORTING AND MINERAL RIGHTS

Any sporting and mineral rights which are owned are included in the sale.

METHOD OF SALE

The property 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.

TENURE

The land is freehold with vacant possession available on completion. The title is registered under title number DU384019.

GUIDE PRICE

£775,000

COSTS

Each party is to bear their own costs.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

VIEWINGS

Viewings are by appointment with the selling Agent.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL.
Telephone 0300 026 0000

BROCHURE

Photographs taken August 2024

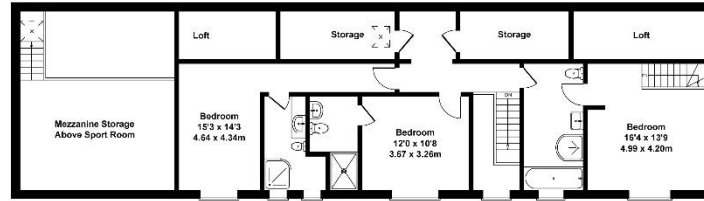
Brochure prepared September 2024



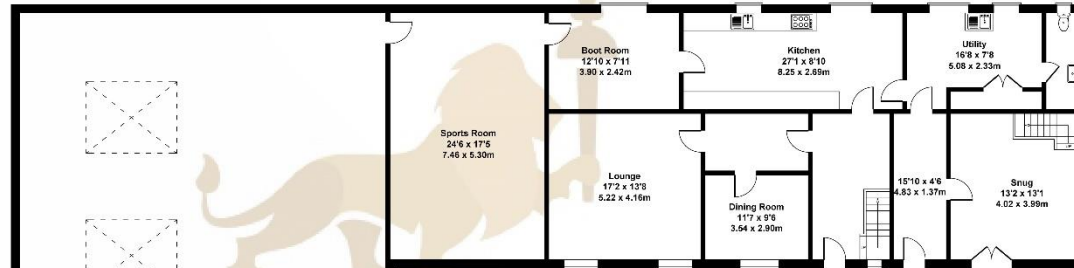


Floor Plan

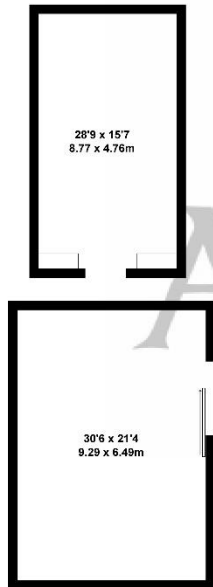
Howe Farm



FIRST FLOOR



GROUND FLOOR



OUTBUILDINGS

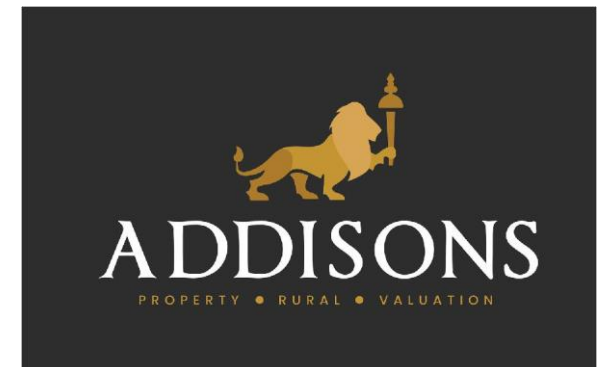
Outbuilding
79'0 x 41'3
24.09 x 12.57m

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E	51	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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