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PROPERTIES

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Bildershaw | West Auckland | County Durham

Widehope Farm





Accommodation in Brief

The Farmhouse

Entrance Hall | Sitting Room | Drawing Room | Snug | Kitchen/Breakfast Room | Utility Room

Studio | Ground Floor Shower Room

Principal Bedroom Suite with Dressing Room & Shower Room |

Two Further Bedrooms with En-suite Shower Rooms | Fourth Bedroom | Bathroom

The Barn

Entrance Hall | Open Plan Sitting Room/Kitchen | Studio/Reception Room

Ground Floor Bedroom & Bathroom | Utility/Grooming Parlour | Plant Room | Stores

First Floor Bedroom & Dressing Room

Externally

Double Garage/Games Room | Single Garage | Laundry Room

Grooming area/ Kennels (all with planning permission) | Barn/Agricultural Shelter

Workshop | Two Greenhouses | Walled Garden | Paddocks | Building Plot with Planning



The Property

Widehope Farm offers a fantastic business, further building development and lifestyle opportunity with an impressive mix of flexible living accommodation, outbuildings, land and the chance to further develop. The property as a whole comprises a charming traditional stone-built four bedroom farmhouse, a beautifully converted two bedroom barn conversion, a stone barn, garaging, additional outbuildings and paddocks of around 4 acres. In addition, the property encompasses a building plot with permission to construct a three bedroom oak-framed house. Widehope Farm is tucked away on a private road with wonderful surrounding countryside, walks, hacking and riding routes.

The Farmhouse

The house was built in 1850 and is a fine example of the era with large windows and high ceilings and was extended around 15 years ago. Immaculately presented throughout, the farmhouse is bordered on two sides by garden along with a walled garden and secret garden with stunning views of the valley ahead.

The principal living accommodation blends characterful original features with contemporary touches. The sitting room, drawing room and dining room display traditional charm, whilst the open plan kitchen/breakfast room has a stunning light and modern atmosphere. A grand electric AGA sits to one end and there is room for both dining and casual relaxation. The kitchen is served by a generous utility room, whilst a ground floor studio and shower room offer versatility for a number of uses.

Stairs rise via a half landing to the first floor and the bedroom accommodation. The principal bedroom benefits from a dressing area and an elegant en-suite shower room. There are three further bedrooms; two have en-suite facilities and the fourth is served by a family bathroom. All the rooms have lovely green views of the surrounding countryside.







The Barn

Adjacent to the farmhouse is the stunning two bedroom barn conversion which has been recently converted from a former training centre. The centrepiece is the magnificent open plan sitting room and kitchen, offering desirable modern living space. The ceiling is vaulted with exposed beams and an unusual feature wall to the living end has a built-in television and stylish fireplace. To the other end is the kitchen with a central island for dining. There is a ground floor bedroom with adjacent bathroom and a second bedroom located on the first floor along with a dressing room.

The Barn also houses a variety of additional flexible rooms, including an expansive studio/reception room and a utility/grooming parlour. There is a plant room and numerous store rooms. Overall, there is great scope to configure for a range of requirements.



Outbuildings

An impressive range of outbuildings range around a courtyard area. A converted stone barn sits to the side of the courtyard, previously used as kennels and a grooming facility. The building is already equipped with power, drainage and utility connections, offering a versatile space with excellent potential for a variety of future uses.

The former triple garage has been converted into a double garage and a single. The double is currently configured as a fantastic games room with a bar and underfloor heating. (All of these outbuilding have planning permission for a 5 bed house with annex)

A separate barn/agricultural shelter provides excellent storage for large equipment along with an attached workshop. This is reached via a concrete road and sits on the edge of the well-fenced paddocks.



Externally

The fields extend to around 4 acres of organic meadow hay and have been designed around an access corridor; each paddock has a water supply and they are bordered by ancient woodland hedges which are full of birdlife. There is also a private fenced woodland area which is around 30 years old with birch and hazel trees.

Planning Permission

Behind the garaging and former kennels lies the cleared plot of the former cattery. Planning permission for an oak framed three bedroom house is still current as the development has been started by demolishing the cattery and carrying out the land surveys. The owner holds the plans should a buyer wish to use them for resubmission.





Local Information

Widehope Farm is located in the County Durham village of Bildershaw. Bildershaw has the rare distinction of being one of the only villages to still use feudalism, with a group of local officials meeting to discuss legal matters. The nearby market town of Bishop Auckland provides everyday professional, retail and recreational services. Durham and Darlington city centres, which are also within easy reach, provide comprehensive cultural, educational and shopping facilities. The surrounding rural area is ideal for outdoor enthusiasts and the property is well-placed for the Durham Dales and both the North York Moors and Yorkshire Dales National Parks.

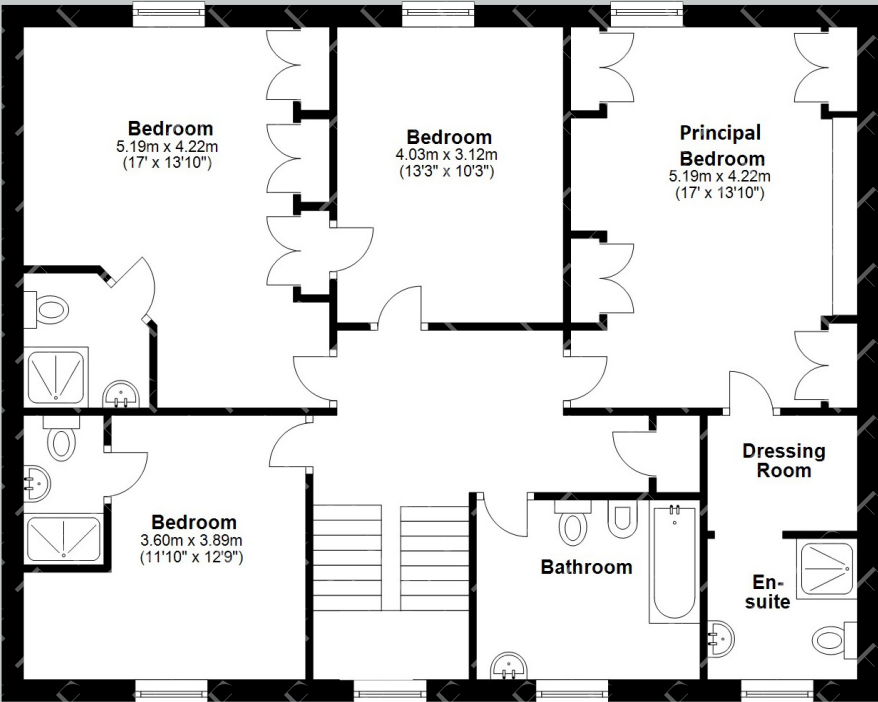
For schooling, a number of primary school and secondary schools, together with a selection of community colleges, are available in the surrounding villages and towns. There are a number of private schools available in nearby Durham, Yarm, Barnard Castle and Newcastle.

For the commuter the A1(M) provides easy access to the major regional centres of Teeside, County Durham and North Yorkshire. East Coast mainline rail services are available from Darlington and from Newcastle there are links to all areas of the UK. For air travel both Durham Tees Valley Airport and Newcastle International Airport are within easy reach.

Floor Plans



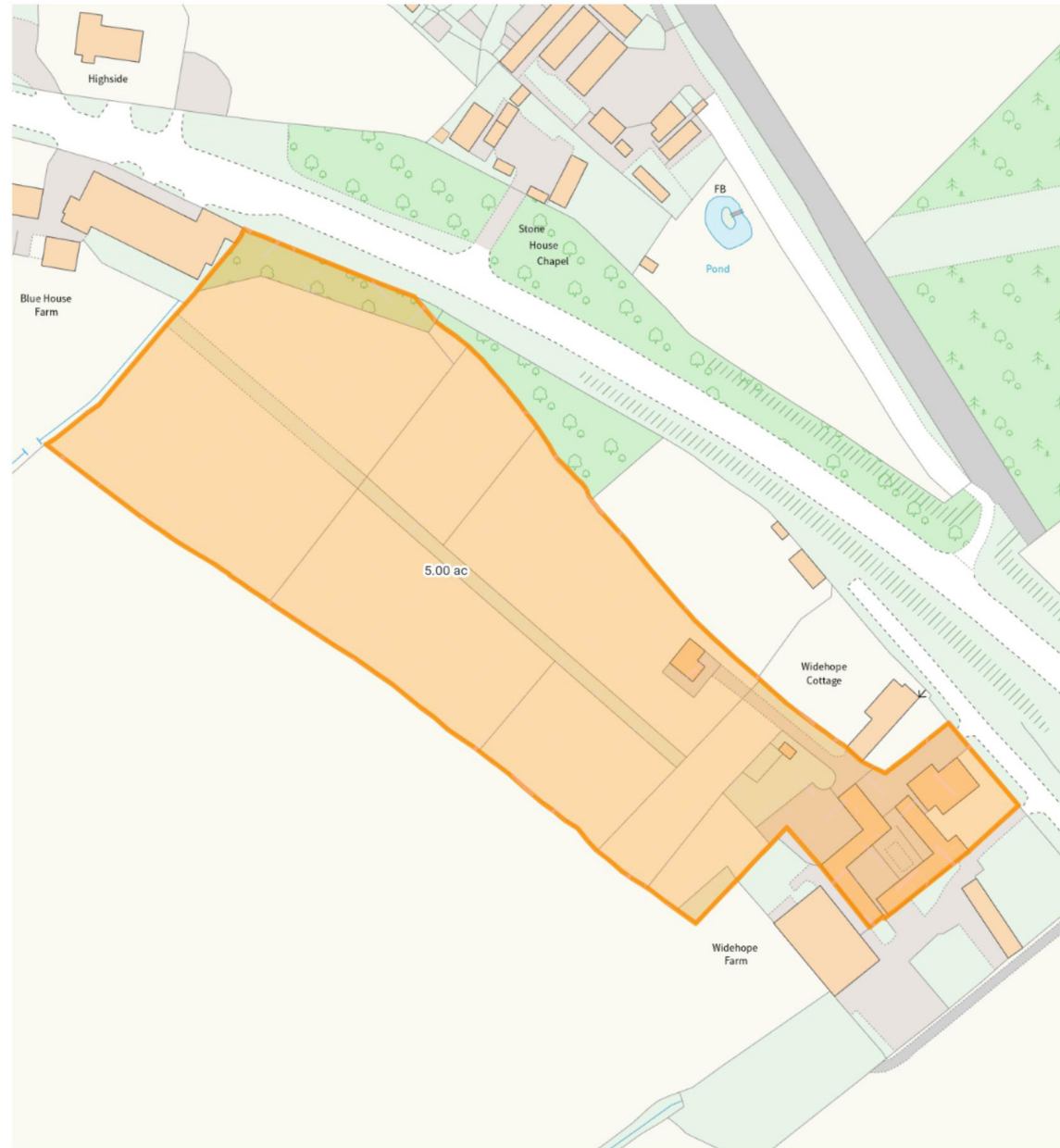
Ground Floor



First Floor

Total area: approx. 247 sq. metre (2658 sq. feet)

Boundary Plan



Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Private drainage to septic tank. Three sets of solar panels qualifying for higher rate Feed-in Tariffs (FIT). 65kW Biomass boiler supplies heating and hot water to farmhouse, cottage and barn. Qualifies for Non-Domestic Renewable Heat Incentive (RHI) with 8 years to run from 2025. Details available on request.

Postcode

DL14 9PL

Council Tax

Widehope Farm - Band E
The Barn - Band C

EPC

Widehope Farm -
Rating E
The Barn - Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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