

Carrs Farm

WOLSINGHAM | COUNTY DURHAM



An attractive farmhouse with bunkhouse, outbuildings
and over 100 acres of land in glorious
North Pennines countryside

Wolsingham Village Centre 2.0 miles | Durham City Centre 18.1 miles
Newcastle City Centre 25.1 miles | Newcastle International Airport 29.8 miles





Accommodation in Brief

Carrs Farmhouse

Entrance Hall | Sitting Room | Snug | Dining Room | Kitchen | Principal Bedroom
Two Further Bedrooms | Family Bathroom | Loft Space

Carrs Farm Bunkhouse

Dining Room | Kitchen | Two Shower Rooms
Bunk Room with En-suite Shower Room | Two Further Bunk Rooms

Externally

Stone-Built Outbuilding | Substantial Modern Outbuildings | Stone-Built Generator House
Hay Storage Shed | Grassland | Woodland | Wildflower Meadows
Around 102.54 Acres in All







The Property

Carrs Farm offers a rare opportunity to purchase a fantastic business and lifestyle opportunity in the heart of the North Pennines Area of Outstanding Beauty. The property comprises an attractive stone-built farmhouse with adjoining twenty-one bed bunkhouse, traditional and modern outbuildings and stunning land encompassing grassland, woodland and wildflower meadows. The land extends to around 102.54 acres in all. Interested parties have a host of options to consider. They may wish to continue and develop the tourist accommodation to secure an income stream, or to create a private haven surrounded by some of the most magnificent countryside imaginable. The land offers a wealth of possibilities.





Carrs Farmhouse

The stone-built farmhouse is a lovely home with a traditional appearance and atmosphere yet benefitting from a number of modern eco-features including a wind turbine, solar panels and borehole water supply with purification system. The front door opens to a hall with three substantial reception rooms and the kitchen arranged to either side. On the left is a generous sitting room with a feature fireplace and wonderful views. This room flows around to a second sitting room or snug with exposed ceiling beams and attractive wooden flooring. French doors frame the spectacular views and open to the patio area. On the opposite side of the hall is the charming dining room which features striking ceiling beams and timbers along with exposed stonework to deliver a traditional country feel. The adjoining kitchen is fitted with a fine range of modern oak cabinetry with complementary black granite worksurfaces. The centrepiece is a grand range-style cooker and there is also a breakfast bar for casual dining.

The current configuration provides three bedrooms which are all located on the first floor. The principal bedroom is hugely spacious and benefits from excellent fitted storage. Another bedroom has a small balcony accessed via French doors to make the most of the elevated views. The bedrooms are served by a well-appointed bathroom with elegant tiling and suite comprising freestanding claw foot bath, wash hand basin, WC and heated towel rail.

There is scope to develop the loft space to create two further bedrooms, subject to securing the necessary consents, which would create a five bedroom farmhouse or great home office space. An attached stone-built outbuilding is currently used for storage but could offer even more accommodation, subject to the necessary consents.





Carrs Farm Bunkhouse

The Bunkhouse is entered directly into the expansive sitting and dining room with vaulted ceiling and wooden A-frame beams. To one side is a wide doorway leading to the well-stocked kitchen, whilst on the other side there are two separate shower rooms. Stairs from the dining area lead down to the sleeping accommodation which includes three bunk rooms, each with purpose-built bunk beds providing twenty one beds in total. One of the bunk rooms has a shower room in the corner.

Stepping outside to enjoy the surroundings, the bunkhouse has a patio area with plentiful tables and seating along with a warming fire pit. The bunkhouse has proved to be a desirable destination for outdoor enthusiasts.



Outbuildings

There are useful outbuildings at Carrs Farm. Adjacent to the farmhouse is a 7.8m x 16.9m concrete and steel frame building with tin sheet roof and cladding. The building is divided in to pens and offers hugely flexible space. Another building measuring 13.6m x 14.8m and is constructed from concrete blocks and wooden boarding. This buildings houses six stables along with a diesel generator. A rainwater harvesting system provides water for livestock. An open fronted steel frame shed (7.4m x 14.0m) is currently used as a hay store.

The stone-built generator house (4.6m x 5.5m) houses the back-up electricity generator, the water purification system and batteries for the solar panel system.

Land

The property at Carrs Farm is surrounded by fantastic land extending in all to around 102.54 acres including grassland, woodland and wildflower meadows. The land is in the Countryside Stewardship Scheme (Higher Tier) which continues until 1st January 2023. Basic Payment Scheme entitlements may be available by separate negotiation. There is direct access from the farm to a bridleway for wonderful countryside hacking and riding. With space at Carrs Farm for a manège, the property offers an outstanding equestrian opportunity.



Mineral and Sporting Rights

The mineral rights are excepted from the sale and the sporting rights are included.

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.







Local Information

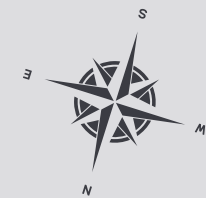
Wolsingham is a charming dales village situated by the River Wear on the edge of the unspoilt North Pennines Area of Outstanding Natural Beauty. The surrounding rural area is ideal for outdoor enthusiasts and the stunning surrounding scenery is linked by a network of public footpaths, ideal for walking and cycling. The small market town remains much as it did hundreds of years ago and the annual Wolsingham Agricultural Show on the first weekend in September, which was established in 1763, is one of the oldest shows in the country. Wolsingham provides a good range of everyday facilities including doctors and dentist surgeries, chemist, independent grocers and other local businesses.

For schooling the village offers Wolsingham Primary School and Wolsingham School & Community College. Further private schools are available in nearby Barnard Castle, Durham and Newcastle. The local senior school has an excellent range of sports and fitness facilities available for the local community. Durham and Newcastle city centres are within easy reach and provide comprehensive cultural, educational and shopping facilities.

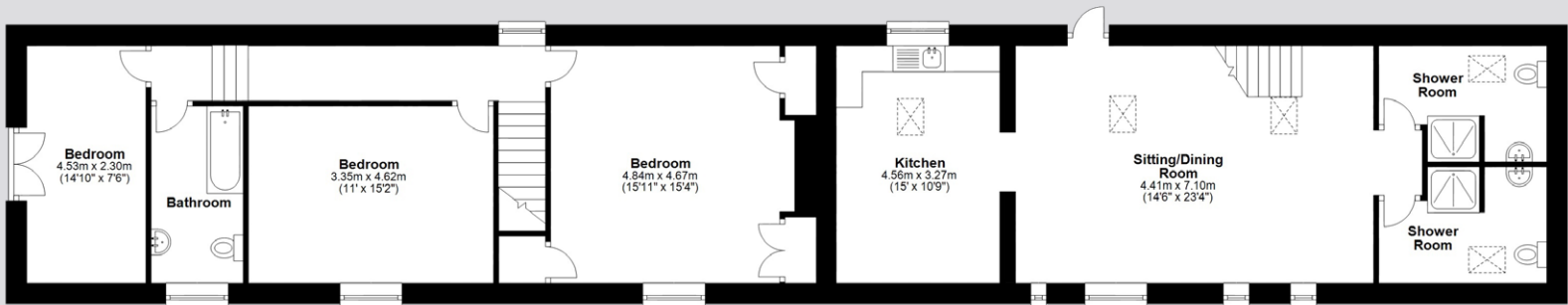
For the commuter Wolsingham is conveniently located for access to the major regional centres of Durham and Newcastle, and from here links to all areas of the UK can be found by rail. Newcastle International Airport and Durham Tees Valley Airport are both within easy reach.

Floor Plans

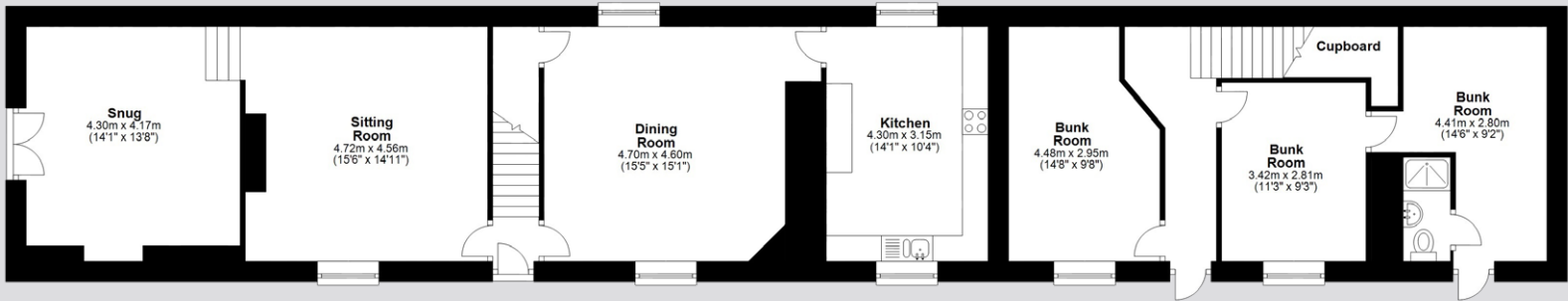
Total area: approx. 280.7 sq. metres (3021.7 sq. feet)



First Floor



Ground Floor



Directions

From the centre of Wolsingham village head south on The Causeway, leaving the village and crossing the River Wear and immediately turning right onto Wear Bank. Stay on Wear Bank for 0.7 miles. After 0.7 miles turn into the lane on the right (Rushy Lea Lane) signposted Carrs Farm. Continue for 1.1 miles, passing through fields until reaching Carrs Farm at the end of the lane.

Note: Sat Nav will not lead to the property. Follow these directions.

Services

Electricity from solar panel system and 5kW wind turbine. Diesel generator and battery pack supplement. Private water from borehole with purification system (filter and UV sterilization). Oil-fired central heating boiler to radiators in farmhouse. Log burner and 16kW back boiler providing central heating and hot water in bunkhouse.

Postcode

DL13 3BQ

Council Tax

Carrs Farm - Band A
Carrs Farm Bunkhouse - Business Rated

EPC

Carrs Farm - Rating D
Carrs Farm Bunkhouse - Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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