



Foggerthwaite Farm

Barnard Castle, County Durham

**Carter Jonas**

# Foggerthwaite Farm Eggleston Barnard Castle County Durham DL12 0BB

## Stunning rural idyll with far-reaching views over Teesdale.

Foggerthwaite Farm offers a unique opportunity to acquire an attractive smallholding situated within the North Pennines Area of Outstanding Natural Beauty (AONB). The farmhouse has been sympathetically extended to provide versatile family living accommodation whilst outbuildings, subject to planning, offer scope for further development to provide ancillary living accommodation or holiday letting. With meadow and pasture land extending to approximately 43 acres, Foggerthwaite Farm makes the ideal lifestyle farm.

In all extending to 43.30 acres.

For sale by private treaty as a whole.



### Location

Foggerthwaite Farm occupies an enviable location between the villages of Eggleston and Middleton-in-Teesdale. The popular market town of Barnard Castle is situated just 8 miles to the south-east whilst the city of Durham is situated 28 miles to the north-east. Access to the A66 trans-Pennine route is situated 9 miles to the south thereby providing excellent access provisions to the north of England.

### Amenities

The proximity to Barnard Castle and Durham means that there are a wide range of professional services, administrative, retail and employment opportunities as well as private and state schooling for all ages.

The location within the AONB makes Foggerthwaite Farm the ideal point from which to explore this fantastic landscape which includes heather moors, lush grassland dales, tumbling upland rivers and glorious waterfalls such as High Force.

A connection to the east coast mainline is available at Darlington (23 miles) which provides access to London Kings Cross in 2hrs 20mins, whilst Newcastle International Airport is within a 1-hour drive.

## Farmhouse

Fully refurbished and sympathetically extended over the course of a 2 year project having commenced in 2013, the farmhouse now offers a 'Design-for-Life' property with level access to any part of the ground floor.

Extending to approximately 4,600 ft<sup>2</sup>, the property provides versatile family living accommodation which includes large open plan living spaces with vaulted ceilings and panoramic windows.

The ground floor reception areas are arranged around a sheltered central courtyard which provides ideal alfresco living and entertaining space.

The main reception room includes a fully fitted kitchen with integrated appliances arranged around a central preparation island together with large dining and sitting areas whilst a glazed wall provides extensive views over the farm to the north and the fells beyond.

A secondary reception area with a king post truss vaulted ceiling offers further living space and access to the south facing sun room with oak framed floor-to-ceiling windows offering panoramic views across Teesdale.

There are three generous en-suite double bedrooms to the ground floor whilst stairs to the first floor lead to a mezzanine overlooking the secondary reception area and also provides access to the principal bedroom suite that benefits from a southerly aspect and provides a dressing room and extensive en-suite facilities.





## Floor Plan

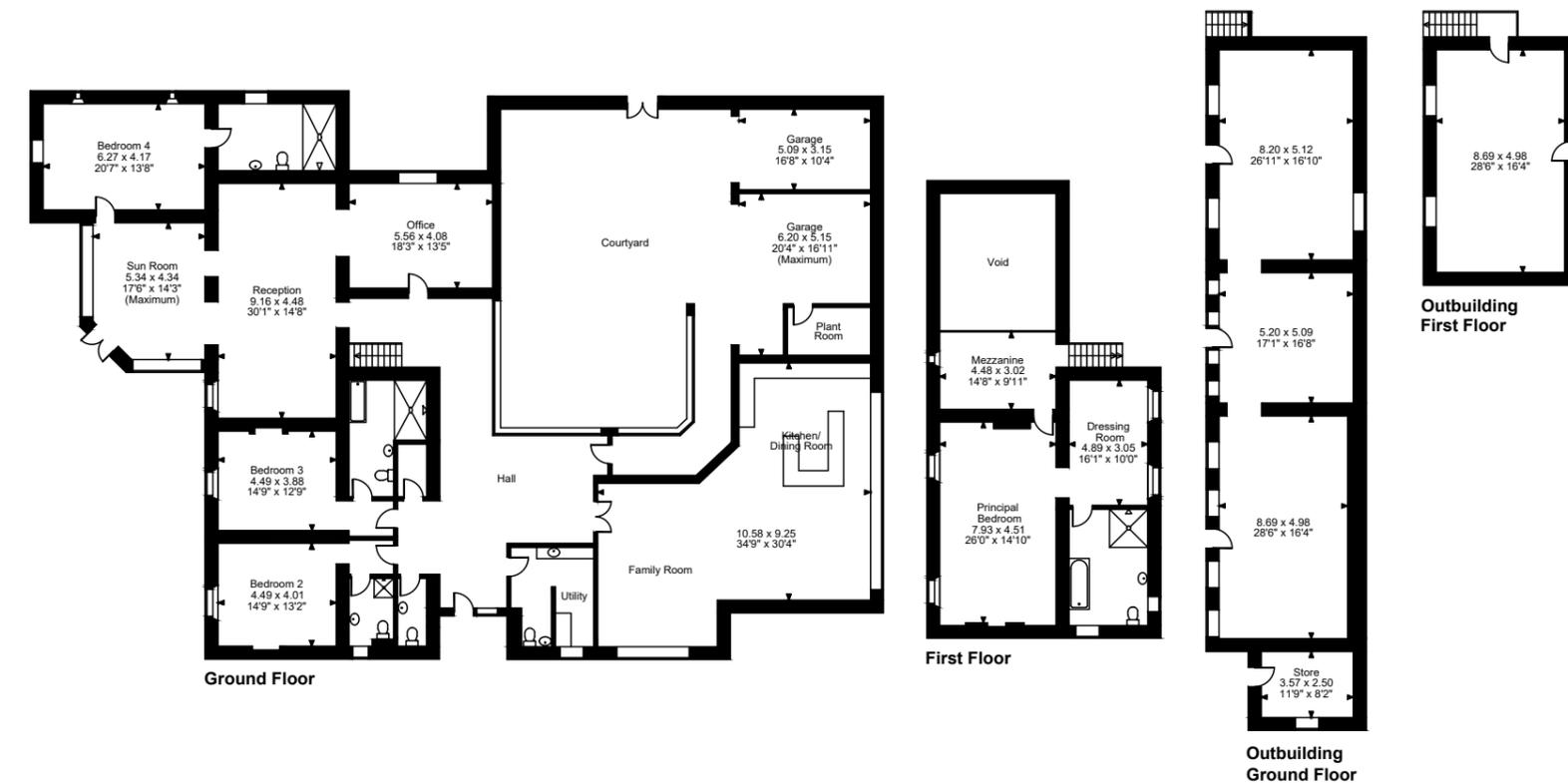
**Foggerthwaite Farm  
Eggleston  
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**Main House:**  
4,926 Sq Ft / 458 Sq M

**Garages:**  
526 Sq Ft / 49 Sq M

**Outbuilding:**  
1,847 Sq Ft / 172 Sq M

**Total:**  
7,299Sq Ft / 678 Sq M



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.

## Buildings

Situated off the courtyard there is covered garaging for 3 SUV type vehicles and access to the plant room which houses the boiler and hot water system.

Adjoining the principal dwelling to the east are a range of traditional outbuildings of stone construction which offer scope for alternative use to form either ancillary living or holiday letting accommodation, subject to obtaining the necessary planning consents.



## Land

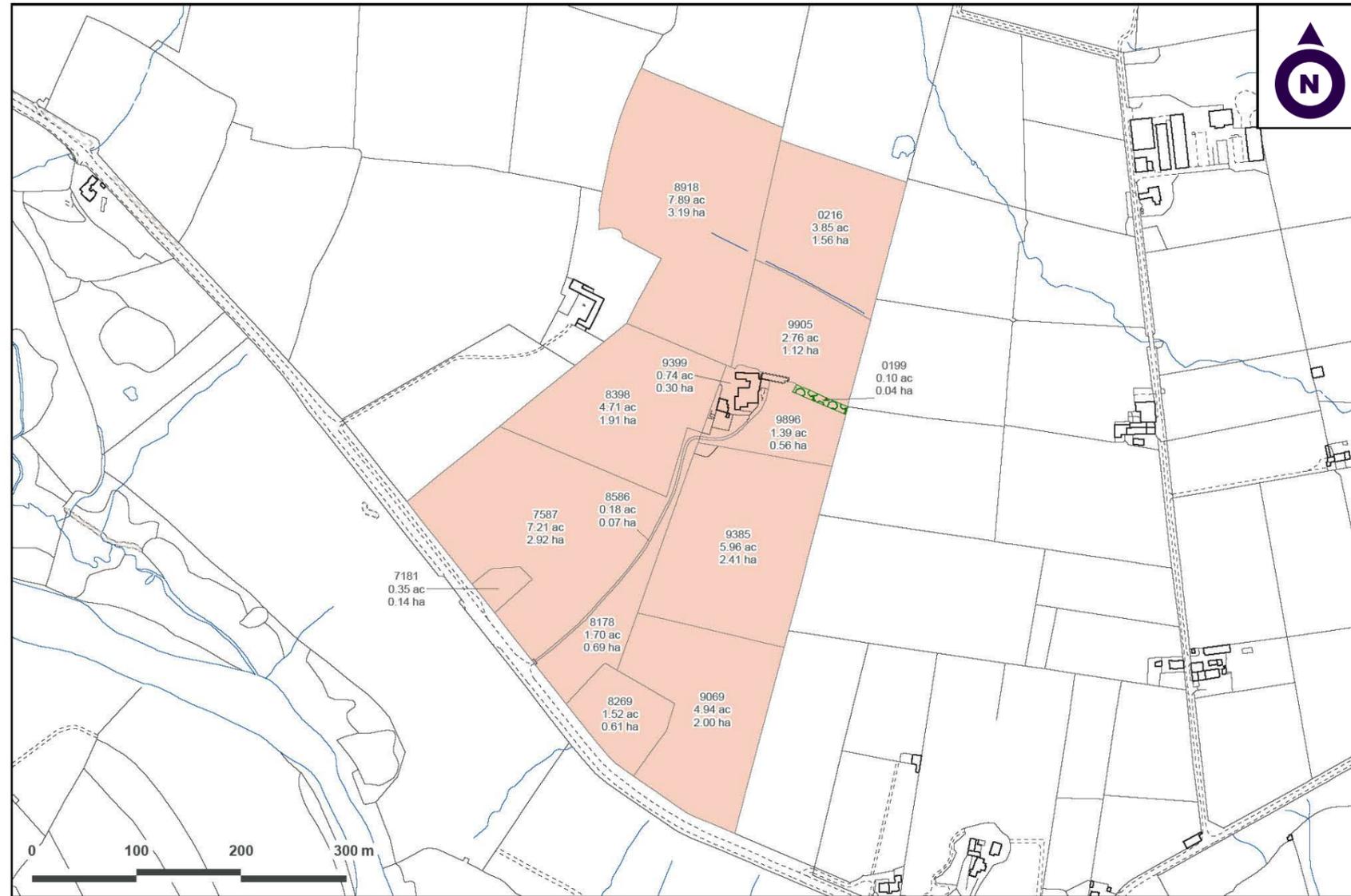
Foggerthwaite Farm extends in all to approximately 43.30 acres (17.52 hectares) and comprises the farmstead, woodland and track extending to 1.02 acres (0.41 hectares), meadow land extending to 10.90 acres (4.41 hectares) with upland pasture extending to 31.38 acres (12.70 hectares).

The land is classified as Grade 4 under the MAAF Provisional Agricultural Land Classification. The underlying soil type is classified as being part of the 'Brickfield 3' series, which is a slowly permeable fine loamy over clayey soil summarised as being ideal for stock rearing and some dairying on permanent grassland.

The land has a southerly aspect rising from approximately 260 metres above sea level on the southern boundary to approximately 280 metres above sea level on the northern boundary.

A central track provides good access to all parts of the property.





### Method of Sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude this matter by any other means at their discretion.

### Tenure & Possession

The property is offered for sale freehold with vacant possession available on completion.

### Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Private footpaths follow the route of the private access track and the eastern boundary as far as the farmstead where they join a public footpath travelling in a east to west direction.

OS Fields 7181 and 8269 extending to approximately 1.87 acres are Registered Commons known as Foggerthwaite Common Quarry (CL17) and Foggerwaith Common Quarry (CL18).

### Services

The Property benefits from mains electricity, and mains water connections whilst heating is provided by oil fired central heating via a combination of underfloor and conventional radiators. Drainage is to a private bio-digester treatment plant. The property also has a rainwater harvesting system.

### Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

### VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

### Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in so far as they are owned.

### EPC Ratings

C(72)

### Local Authority

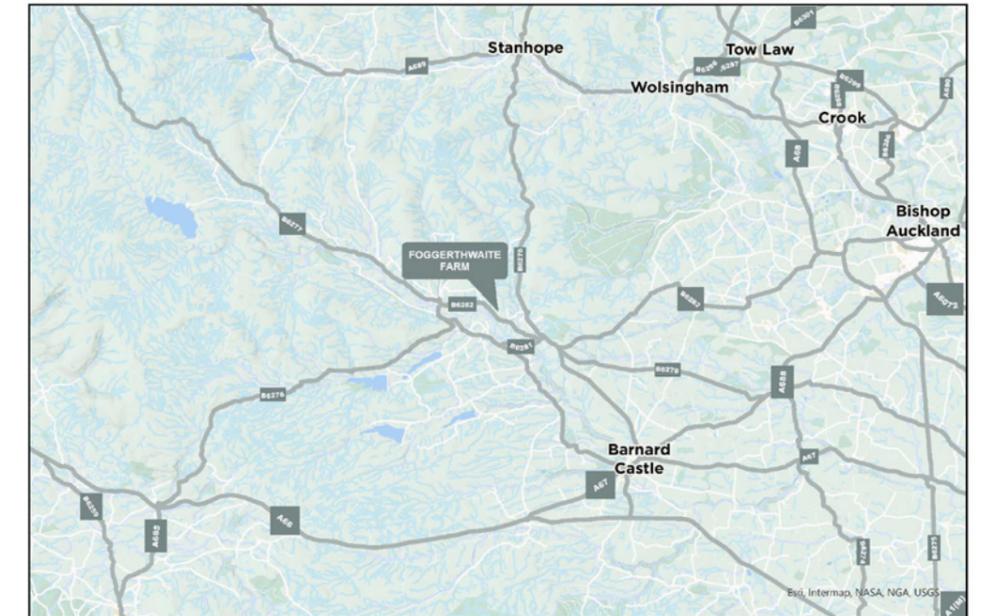
Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)

### Viewings

Viewings are strictly by appointment only through the selling agent.



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### Land, Farms and Rural Leisure

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