

# 4 Middle Farm

STANTON | BARNARD CASTLE | COUNTY DURHAM



**FINEST**  
PROPERTIES



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## A luxuriously appointed barn conversion with glorious panoramic views in a peaceful village location

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Barnard Castle 1.5 miles | A1 (M) Scotch Corner 14.9 miles | Richmond 16.9 miles | Darlington Rail Station 16.1 miles  
Teeside International Airport 22.3 miles | Durham City Centre 23.2 miles | Newcastle City Centre 41.4 miles  
Newcastle International Airport 49.6 miles







## Accommodation in Brief

Entrance Hall | Sitting Room | Kitchen | Garden Room | Utility Room  
Cloakroom/WC | Principal Bedroom with En-suite Shower Room  
Three Further Bedrooms | Bathroom

Integral Garage | Parking | Garden | Raised Patio | Second Patio









## The Property

4 Middle Farm is a beautifully appointed luxury barn conversion located in the peaceful village of Stainton just outside popular Barnard Castle. The property forms part of a small and exclusive development of conversions with a spectacular outlook. There are pretty gardens to the rear providing the perfect spot to enjoy the southerly views over open countryside. The property is currently operating as a successful Airbnb let providing fantastic holiday accommodation for those visiting the area. It is a wonderful hub to take in the stunning scenery and thriving historic towns of the region.

The sitting room stretches from front to rear with a dual aspect bringing swathes of natural light. There is a grand fireplace to one side housing a woodburning stove and an elegant glazed door that opens to the raised patio outside. The kitchen is fitted with a range of sleek contemporary units with a range cooker as a centrepiece. There is ample space for a table and chairs for dining. An open flow leads through to the gorgeous garden room with expansive glazing that frames the amazing views. There is a warming woodburning stove that creates a cosy atmosphere and a side door opens to the raised patio. The ground floor is completed by a useful utility room with direct access to the integral garage, and there is a cloakroom/WC off the hall. All of the accommodation is finished to an exceptional standard, with high quality fixtures and fittings combined with relaxing neutral colour palettes.

Stairs from the hall rise via a half landing to the first floor and the bedroom accommodation. There are four bedrooms, each finished to the exacting standards found throughout 4 Middle Farm. The principal bedroom benefits from an en-suite shower room, whilst the other bedrooms are served by an equally impressive bathroom. Both are fully tiled with a luxurious boutique feel. The elevated bedrooms deliver some of the finest views from the house.















## Externally

A driveway at the front leads to the integral garage and provides off-road parking space for another vehicle. There is lawn to the front with the main gardens sitting to the rear to make the most of the panoramic views. A raised patio is reached from the sitting room or garden room before stone steps lead to well-kept lawn surrounded by stone wall boundaries. A second patio is tucked at the bottom of the lawn. Beautiful open countryside sweeps away to the distant horizon in the south.

## Local Information

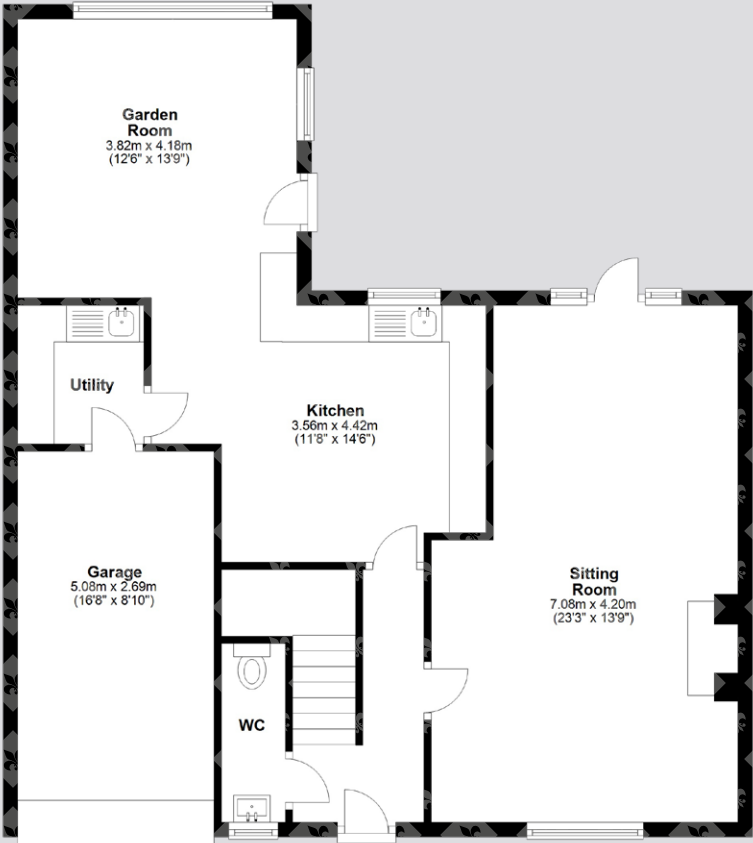
The property is located in the small and peaceful village of Stainton, surrounded by sweeping countryside yet just a short distance from Barnard Castle. The surrounding rural area is ideal for outdoor enthusiasts and tourists alike with stunning scenery from moorland to fellside and riverside walks. The market towns of Barnard Castle, Richmond and Darlington offer a wide range of facilities with shops, banks and a hospital together with further recreational, professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and the Lake District National Park. Both Durham and Newcastle are also within easy reach and provide comprehensive cultural, educational, recreational and shopping facilities.

Schooling is available at Teesdale School in Barnard Castle and the prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

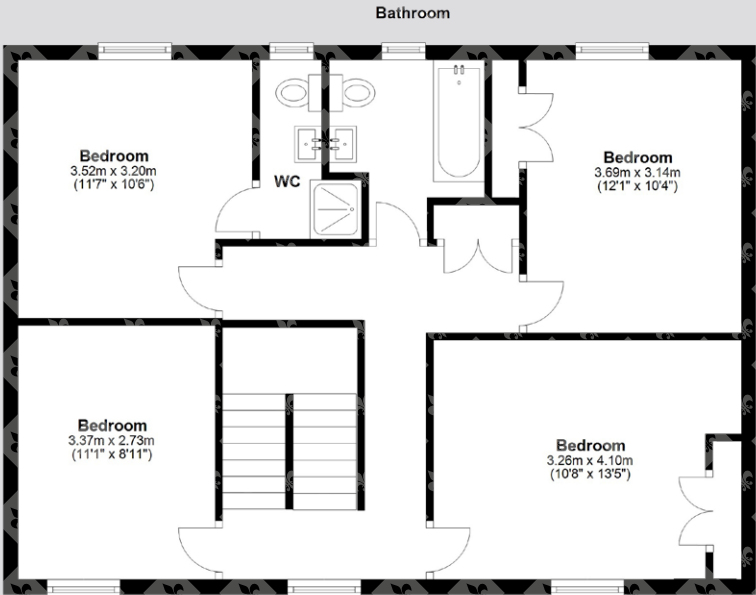
For the commuter, the A66 and A1 (M) provide excellent road links to the regional centres of the North East and Yorkshire. The railway station in Darlington provides main line services north and south and both Teeside International Airport and Newcastle International Airport are very accessible.

# Floor Plans

Total area: approx. 153.8 sq. metres (1655.1 sq. feet)



Ground Floor



First Floor



## Directions

From Barnard Castle head north east on the A67 and onto the A688. After joining the A688 continue for 1.3 miles then turn left signposted Stainton. Continue to a T-junction and turn left into Stainton. After 0.1 miles turn left opposite the Village Hall. The property is just ahead as the road bears to the right.

Google Maps

what3words



///depending.suffice.bland

## 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, gas, water and drainage. Gas-fired central heating.

Postcode

Council Tax

EPC

Tenure

DL12 8RH

Business Rated

Rating TBC

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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