

GEORGE F. WHITE



**BOLDRON FARMHOUSE AND STABLE COTTAGE**  
BOLDRON • BARNARD CASTLE • COUNTY DURHAM • DL12 9RF

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Darlington 22 Miles • Durham 27 Miles • York 60 Miles

Charming farmhouse with adjoining cottage • 4 bedrooms in total • Extensive reception room space • Large country cottage gardens • Sought after village green location

**Guide Price £435,000**

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### The Area

Boldron is a small picturesque village lying just to the North of the A66, two miles from the historic town of Barnard Castle. It is surrounded by open countryside and supports a licensed club, a village hall and has a thriving community spirit. Barnard Castle itself supports a range of shopping, educational and recreational facilities, including a leisure centre with swimming pool. There are primary and secondary state schools along with a co educational independent school.

For the commuter, the A66 and A1(M) provides excellent links to the surrounding towns and major conurbations of the North East. Darlington Main Line Railway Station and Teeside International Airport offer further communications with the rest of the country.

Boldron is ideally placed for travelling throughout the region and for access to the beauty spots of Teesdale, Swaledale and the North Yorkshire Moors. Cumbria and the Lake District are also within an hours drive.

### Boldron Farmhouse

The property comprises a Grade II Listed farmhouse with adjoining barn converted to provide holiday cottage accommodation. The property has been upgraded throughout to retain an abundance of character and create spacious and charming living spaces which over all create extremely flexible accommodation.

Boldron Farmhouse has three/four reception rooms together with a good size galley kitchen and two large bedroom suites each with luxury en suite facilities. The property has double glazed windows and is warmed by oil fired central heating.

The main entrance opens into the hallway where stairs rise to first floor, a comfortable square reception room each with an open fire lies to either hand finished with flag floors and floor boards and original beams line the ceilings. Both rooms have views over the green to the front of the property and beyond to neighbouring cottages and open countryside.

To the rear of the property the galley kitchen spans the width of the house. To the right a large three oven Aga warms the room and base units topped with wooden work surfaces complete with Belfast sink provide a cooking area. To the left hand side further units and work space area with a second Belfast sink and a fixed dresser unit together with exposed feature inglenook fireplace finishes the room. A door leads from here into the open plan breakfasting area and laundry room. This room is also fitted with solid timber units with voids for white goods, Victorian drying rack and additional sink. There is a ground floor WC located off this room.

Accessed across the courtyard is a pleasant garden room. This is an extremely flexible space which would work perfectly as a home office/study, play room or craft room/ hobby space however is currently utilised as an extra sitting room for the property or an additional bedroom.



## Stable Cottage

Stable cottage is a quirky and characterful barn conversion adjoining Boldron Farmhouse. The property is entered through a large wooden front door into the living room.

The living room is a large spacious room with space for dining furniture. It benefits from under stairs storage cupboard and has exposed beams and stanchions.

A step up from the room leads in to the kitchen. The kitchen and living room both benefit from ceramic tiled floor. The kitchen has cream units and voids for a washing machine and fridge, there is an integrated hob with space for a microwave oven underneath. The kitchen sink enjoys a view out to the rear garden and beyond and the stable style door opens to the rear patio.

To the first floor, the property benefits from two spacious double bedrooms both lying to the front of the property. The larger of the two benefits from a fitted storage unit with hanging space and the second double bedroom has countryside views to the side of the property.

The bathroom benefits from a cushioned floor and fully tiled walls and has a white suite comprising a corner bath with shower over, WC and wash hand basin.

On the landing there is a cupboard housing the water tank and also has space for airing. Off the landing there is a stable door opening on to stone steps down from the property.

## Energy Performance Certificate

Stable Cottage is currently rated 'G'.

## Externally

To the rear the property benefits from good sized walled enclosed patio areas and English country cottage gardens. The outside spaces are of good proportions and are laid to lawn with mature shrub and flower borders whilst at the bottom of the garden there is a fenced area with pond with further mature trees and shrubs. The property and gardens neighbours open countryside and enjoys fantastic views.

A gated driveway is accessed to the right of the property providing off street parking and access to the road and a grassed mesh provides a hardstanding for vehicular access and parking.

To the foot of the main garden is a large timber outbuilding, excellent for storage and having solar panels on the roof.

## Note One

The timber outbuilding in the garden has solar panels connected. More information can be provided by the Vendor/agent on request.

## Note Two

The property is Grade II Listed. Some unauthorised works have taken place at the property including the replacement of brown timber sash and casement windows with cream UPVC windows (replica sash and casement) and replacement of timber door with timber door with a different proportion of glazing to timber. Other works include installation of cast iron downpipe, removal of stud wall to create an access route, introduction of protective coating to stonework, stabilising and straightening of leaning rear stone wall. A planning application has been submitted to the Local Planning Authority to regularise with a decision pending. Purchasers should satisfy themselves as to the obligations of the Listed Building Consent prior to offering.

## Services

It is understood that the property benefits from mains water drainage and electricity and that central heating is oil fired from a boiler located in the laundry room.

## Council Tax Band

It is understood that Boldron Farmhouse is in council Tax band 'E'. It is understood that Stable Cottage is subject to business rates and currently qualifies for small business rate relief.

## Directions

From the centre of Barnard Castle proceed down the bank and over County Bridge bearing round to the left. Take the third turning on the left hand side up into High Startforth and follow the road to the far end. At the T junction turn left and continue into Boldron. In the centre of the village turn to the right and continue alongside the village green where the subject property can be found to the left and identified by a George F White 'For Sale' board.

## Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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