

GEORGE F. WHITE



LOW GRANGE FARM
WINGATE • COUNTY DURHAM • TS28 5AW

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Peterlee 5 miles • Hartlepool 8 miles • Durham 11 miles

Traditional detached farm house with arable land extending to 10.5 Ha (26.12 Ac) and grassland extending to approximately 1.14 Ha (2.82 Ac) • Three double bedrooms • Two reception rooms • Ample off road parking • Garden to the front and courtyard to rear • Set within an ideal commuter location on the outskirts of Wingate

Guide Price £395,000

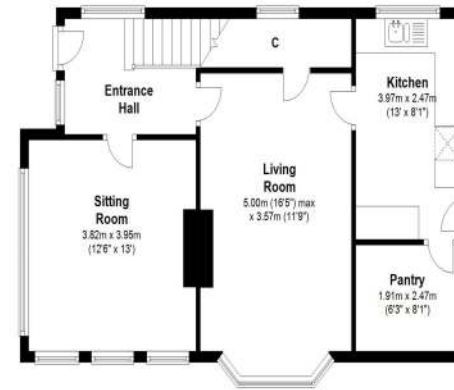
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Directions

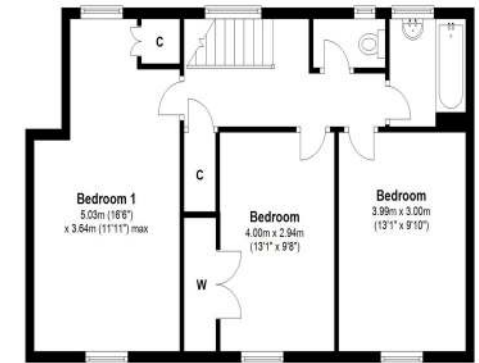
From the A187 turn off for Wingate. Travel south through Wingate along the B1280. Pass the library on your right and then turn right at The Victoria Inn pub along Pickering Street. Follow Pickering Street to the bottom of the hill and the property is located at the top of the track.

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Total area: approx. 121.1 sq. metres (1303.0 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for George F White by VueSealty Ltd



The Area

Wingate benefits from a range of day-to-day amenities as do the other neighbouring villages, whilst a more comprehensive suite of facilities can be found in Durham City approximately 20 minutes drive away. The area lends itself to those with an equestrian interest, there is a network of bridleways and other equestrian facilities located in the vicinity.

The Property

Low Grange Farm is a three bed detached farm house set within a quiet location on the outskirts of Wingate. The property is in need of some modernisation, however benefits from flexible family sized accommodation alongside approximately 10.5 hectares (26.12 acres) of arable land and 1.14 hectares (2.82 acres) grass land, situated adjacent to the property, making it ideal as a smallholding or for those with an agricultural interest.

The main entrance to the property leads into the entrance hall with stairs directly ahead leading to the first floor landing. To the right hand side lies the sitting room which benefits from a solid fuel fire with wooden surround, along with a dual aspect to the front and side elevations which allows the room to be light and airy throughout. This multipurpose room could also be used as a dining room, study or playroom as required.

Returning to the entrance hall is the living room. A spacious room which is filled with natural light courtesy of a walk in bay window to the front aspect, this room also benefits from an open fire with wooden mantelpiece which powers the central heating system.

The kitchen can be accessed from the living room and is situated to the rear of the property. It is fitted with a range of base storage units topped with marble effect worktops which incorporate a stainless steel sink and drainer unit with mixer tap. Integral appliances include an electric four ring hob with an extractor fan over and an eye level electric oven and grill. There is also access to the wash house which has space for free standing appliances, along with a useful pantry cupboard. From the kitchen there is a UPVC door which allows access to the rear yard.

The first floor landing offers access to all remaining accommodation and benefits from a double glazed window to the rear elevation and a storage cupboard which houses the boiler.

The master bedroom is located to the front of the property and is a good sized double. This generous room benefits from a double glazed window to the front and rear aspects overlooking the pleasant countryside. The second bedroom is also a good sized double, which benefits from built in storage cupboards and a UPVC double glazed window facing the front elevation. The third bedroom is also a double of generous proportions and is situated to the left hand side which features a UPVC double glazed window.

The family bathroom is fitted with a white suite comprising of a wash hand basin set upon a pedestal, panel enclosed bath with an electric shower over and splash back tile surround. There is a separate WC.

Externally

To the front of the property is a pleasant low maintenance garden which is laid to lawn, along with ample off road parking for a number of vehicles. To the rear, there is an enclosed courtyard which benefits from a range of useful outhouses, some of which are currently used as an aviary along with an outside WC and wash house.

The Land

The property comprises of a block of productive arable land extending in all to approximately 10.5 hectares (26.1 acres) The land is shown edged red on the plan within these particulars. It also benefits from a further 1.14 hectares (2.8 acres) of adjoining land, formally a brownfield commercial site edged in blue within these particulars.

Basic Payment Scheme

The land is sold without entitlements to receive payment under the Basic Payment Scheme.

Access

The land is sold with the benefit of access with or without vehicles across the route marked yellow on the plan within these particulars which runs between the boundary of the land and the adopted highway.

Services

The land does not benefit from any mains services.

Third Party Rights and Covenants

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

Energy performance certificate

The property is currently rated 'E'.

Notes

1. The land is located a short walk from the property up an access track.
2. The property benefits from a solid fuel heating system.
3. The land edged in red on the enclosed plan is sold subject to a clawback which will be agreed at point of sale.
4. The land edged in blue on the enclosed plan is sold subject to a clawback of 80% of any uplift in value and expires in 2097.
5. There is a pedestrian right of way through the land edges on blue on the enclosed plan which is reserved for one individual, please contact the office for more details.

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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