



**WEST HURY FARM**  
Baldersdale, County Durham



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# WEST HURY FARM

BALDERSDALE, COUNTY DURHAM, DL12 9UU

A SUPERB FAMILY HOME WITH THREE HOLIDAY COTTAGES OFFERING HUGE POTENTIAL SITUATED IN BALDERSDALE SURROUNDED BY COUNTRYSIDE AND VIEWS TOWARD HURY RESERVOIR. WEST HURY FARM COMPRISES A STONE BUILT FOUR BEDROOM FAMILY HOME, STUDIO COTTAGE (HOWGILL COTTAGE), TWO BEDROOM COTTAGE (LONIN COTTAGE), FURTHER TWO BEDROOM COTTAGE (GOLDSBROUGH COTTAGE), STONE OUTBUILDING, GARDENS AND PARKING.

## West Hury Farm

Living Room • Dining Room • Snug • Kitchen • Conservatory  
Utility Room • Cloak Room/WC • Four Bedrooms • Two Bathrooms

## Howgill Cottage

Studio Room • Kitchen • Shower Room

## Lonin Cottage

Open Plan Living/Kitchen/Dining Room • Two Bedrooms • Bathroom

## Goldsbrough Cottage

Open Plan Living Room/Kitchen/Dining Room • Two Bedrooms • Bathroom.

## Externally

Gardens • Parking • Outbuilding • Cottage Gardens



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### Situation

The property is in Balderdale, within the North Pennines Area of Outstanding Natural Beauty, just to the west of Hury. Cotherstone is circa 5 miles to the east, Middleton-in-Teesdale is circa 7 miles to the north and Barnard Castle is circa 10 miles to the south east. Baldersdale is within easy reach of Barnard Castle, a popular market town providing a range of services and excellent access to the A66, in turn linking to the A1(M) to the east and the M6 to the west.

### Main House (West Hury Farm)

This beautifully presented four-bedroom stone built period family home comprises a living room with stunning views and period fireplace with inset cast iron stove. Once again the dining room boasts stunning views and cast iron stove. The kitchen comprises a matching range of wall and base units incorporating Silestone worktop with integrated dishwasher and space for Range style cooker. The snug has a beautiful period fireplace with electric inset stove heater and doors to cloakroom/wc and conservatory. The utility room houses space and plumbing for washing machine as well as water bore treatment equipment. From the first floor landing there is access to all bedrooms and both bathrooms with ample built-in storage cupboards.

### Howgill

This studio cottage comprises an open living, bedroom and dining room, separate kitchen and shower room/wc.

### Lonin

A two-bedroom cottage comprising open plan living, kitchen, dining room with two first floor bedrooms and a bathroom.

### Goldsbrough

The largest of the three rental cottages comprises an open plan living, kitchen, dining room with two first floor bedrooms and a bathroom.





### Garden

The main house has both front and rear gardens as well as private parking. There are garden areas with the cottages and a gravelled parking area and stone-built outbuilding providing useful storage.

### Cottage Accounts

Available upon request from GSC Grays.

### Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Services

Mains electricity, water bore, drainage to bio-digester. Oil fired central heating to the main house and electric heating to the holiday cottages. The property benefits from roof mounted solar panels with feed in tariff.

### Wayleaves, Easements & Rights of Way

West Hury Farm is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### Viewings

Strictly by appointment via GSC Grays.



## Goldsbrough View, Baldersdale

Approximate Gross Internal Area  
603 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Howgill Cottage, Baldersdale

Approximate Gross Internal Area  
301 sq ft - 28 sq m

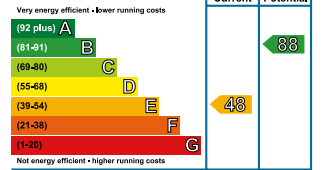


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

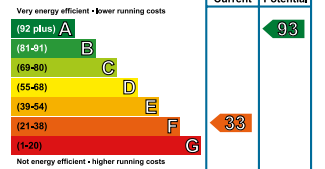
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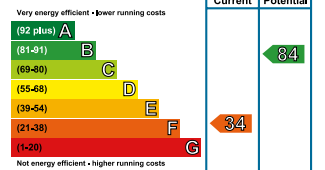
### Goldsbrough View



### Howgill Cottage

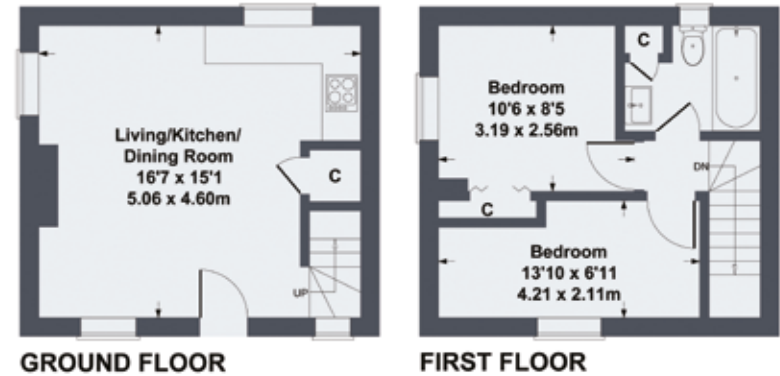


### Lonin Cottage



## Lonin Cottage, Baldersdale

Approximate Gross Internal Area  
506 sq ft - 47 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

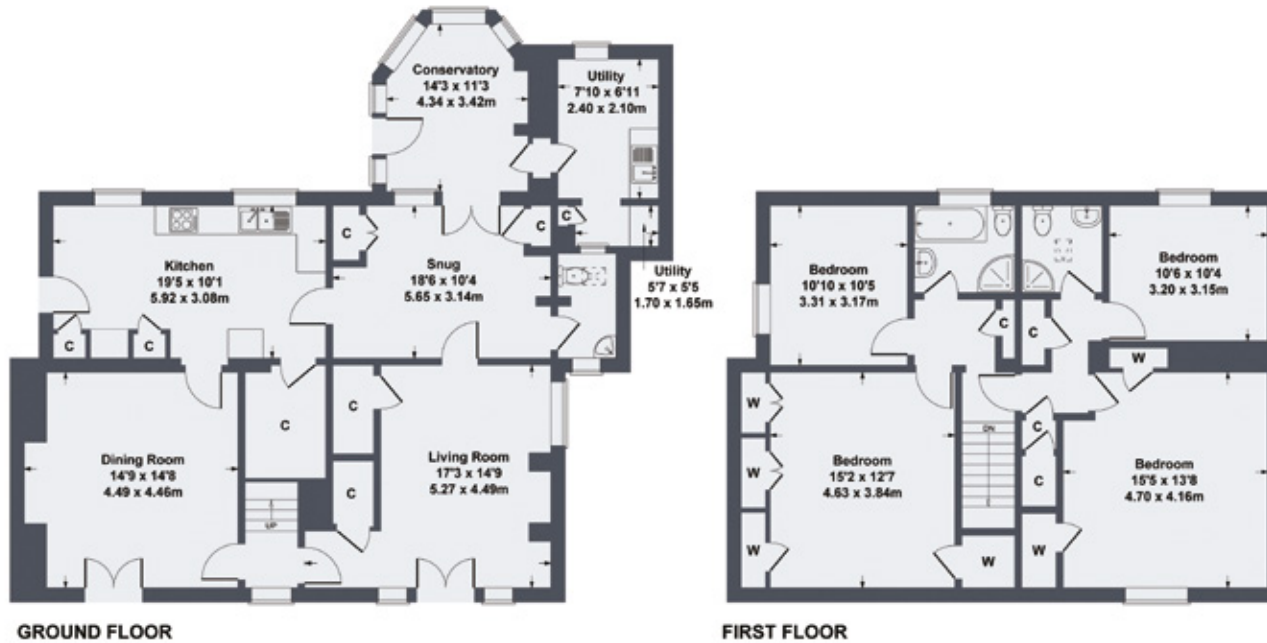
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West Hury Farm		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

## West Hury Farm, Baldersdale

Approximate Gross Internal Area  
2088 sq ft - 194 sq m



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2024

Photographs taken: March 2024