

STANGFOOT FARMHOUSE & COTTAGE

Barningham, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

STANGFOOT FARMHOUSE & COTTAGE

BARNINGHAM, RICHMOND, NORTH YORKSHIRE, DL11 7EA

A RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM FARMHOUSE, TWO BEDROOM COTTAGE AND APPROXIMATELY 13.8 ACRES OF LAND WITH OUTBUILDINGS AND YARD.

Stangfoot Farmhouse

Entrance Porch • Living Room • Dining Room • Kitchen/Breakfast Room
Utility room • Bedroom with En-Suite • Three Further Bedrooms • House Bathroom

Stangfoot Cottage

Entrance Porch • Cloakroom/WC • Living/Dining Room
Kitchen • Utility Room • Two Bedrooms • House Bathroom

Externally

Garden • Yard • Garage • Outbuildings/General Purpose Building
Approximately 13.8 acres of Land • Nissen Hut

Additional 21.48 acres may be available by separate negotiation.

For sale freehold as a whole



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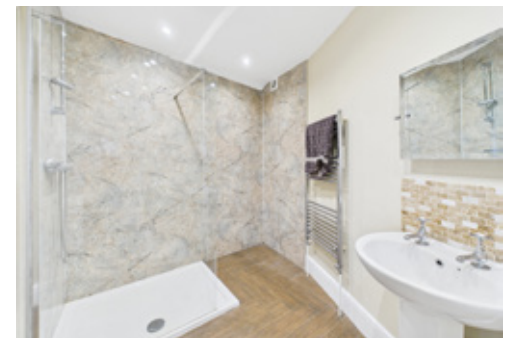
PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, County Durham DL12 8PQ

Tel: 01833 637000

www.gscgrays.co.uk

barnardcastle@gscgrays.co.uk





Situation

The property is situated at the base of the Stang and close to the edge of Stang Forest within a stone's throw from the village of Barningham. Barningham is a small picturesque North Yorkshire village. The village is approximately 6 miles from the market town of Barnard Castle and 8 miles from the historic town of Richmond. Barningham is easily accessible from the A66, with excellent transport links to the A1(M) at Scotch Corner, making the main business centres of Newcastle, Durham, Teesside and Leeds, all within commuting distance. Railway stations on the East Coast Mainline can be found at Northallerton and Darlington, offering regular services to London Kings Cross. Newcastle, Durham Tees Valley and Leeds/Bradford Airports are also easily accessible.

Stangfoot Farmhouse

With entrance porch leading into hallway with door to living room and staircase to first floor. The living room has a cast iron multi-fuel stove set in a brick fireplace and door to dining room. The dining room is open to the breakfast/kitchen with brick-built fireplace with timber surround. The breakfast kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, built-in fridge/freezer, double oven, hob, and door to utility room. The utility room has a further matching range of wall and base units incorporating sink unit, door to exterior and door to bedroom with en-suite shower room. There are three further bedrooms on the first floor and a three piece house bathroom.



Stangfoot Cottage

With glazed entrance porch to front elevation, cloakroom/wc, double reception room with open fireplace providing living/ dining areas, kitchen with matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit and tiled floor. There are two bedrooms on the first floor of the cottage and a three-piece house bathroom suite.

Garden

To the rear of the property there is an enclosed garden with wall and fenced boundaries, mainly laid to lawn with mature planted borders.

Yard

With gated access to the side of the property leading to a yard and general purpose outbuildings.

Please note the vendor retains a vehicle right of access through the yard to provide access to retained land to the South of Stangfoot Farmhouse, further details available from selling agent(s).

Outbuilding/General Purpose Building

The general purpose building is divided in two accessed by two sliding doors offering approximately 1,572 sq ft with service connections.

Land

Grade 4 permanent pasture and stream fed land extending to approximate 13.80 acres (5.58 hectares) directly to the rear with walled boundaries. There is a further 21.48 acres (8.69 hectares) available by separate negotiation.

Services

Mains electricity, drainage to private compliant sewage treatment plant and private water supply. Oil fired central heating.

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 Stangfoot Farmhouse is banded D and Stangfoot Cottage is banded B.



Wayleaves, Easements & Rights of Way

Stangfoot Farmhouse and Cottage are 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.

Conditions of Sale Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agent(s) whose decision acting as experts will be final.



Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Agents Note

Sporting rights are excluded from the sale of the property.

Viewings

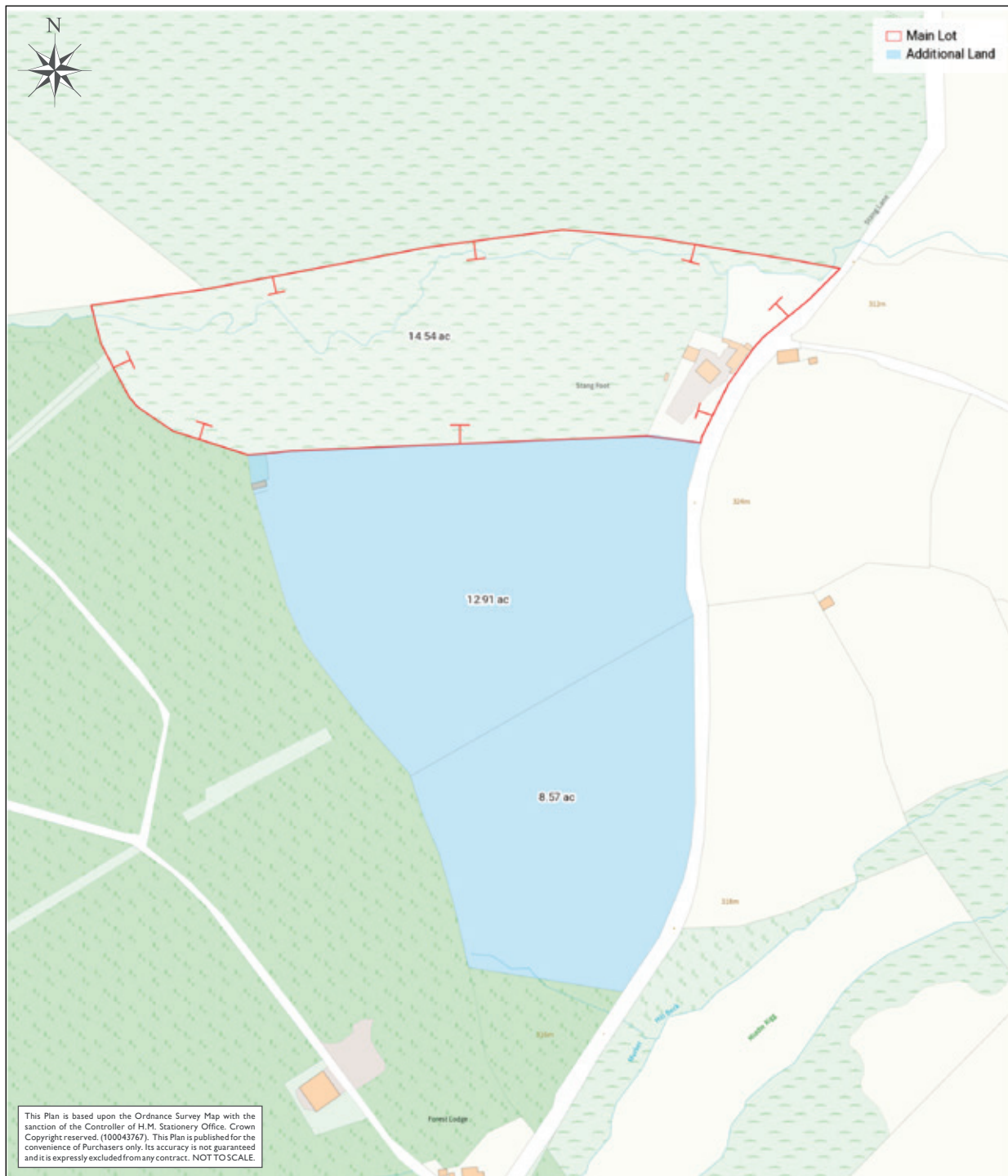
Strictly by appointment via GSC Grays.

what3words

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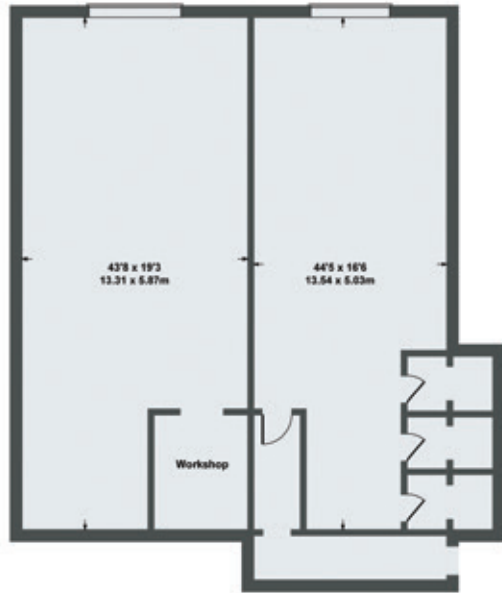
Solicitors

Jonathan Attey
Wrigleys Solicitors,
3rd Floor,
3 Wellington Place,
Leeds,
LS1 4PA

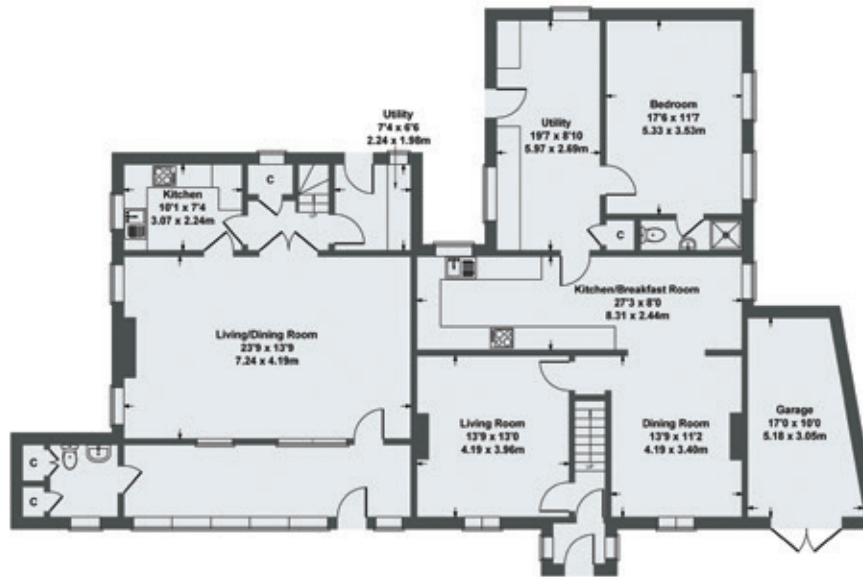


Stang Foot House and Cottage, Barningham, Richmond, DL11 7EH

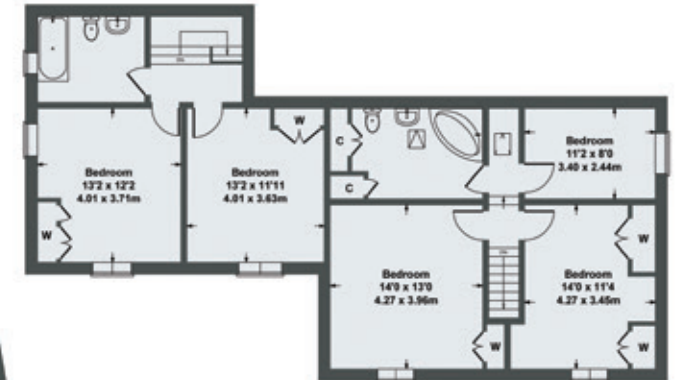
Approximate Gross Internal Area
4805 sq ft - 440 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating - Cottage		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	70

Energy Efficiency Rating - Farmhouse		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	79

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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: June 2025

Photographs taken: June 2025