



THE BYRE
Lynesack, Butterknowle



GSC GRAYS

PROPERTY • ESTATES • LAND

THE BYRE, LYNESACK

Butterknowle, County Durham DL13 5QG

Nestled in a rural location, this superbly presented two/three bedroom barn conversion offers a unique blend of modern living and rural charm. Set within approximately three acres of picturesque land, this property is perfect for those seeking a peaceful retreat away from the hustle and bustle of city life.

ACCOMMODATION

- * Unique opportunity
- * 2/3 bedroom barn conversion
 - * Rural location
 - * Approximately 3 acres
 - * Three stables
 - * Haybarns
- * Driveway providing off-street parking
- * No onward chain



12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenties

Barnard Castle 6 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside, to the south of popular Hamsterley Forest. The adjacent villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale, and the Historic Market towns of Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest and Raby Castle, the area also offers ample picturesque walking countryside all easily accessible from the property. The village of Butterknowle itself has a primary school, active village hall, doctors' surgery, two public houses and a cafe.





The Property

This superbly presented two bedroom barn conversion offers a unique blend of modern living and rural charm. Set within approximately three acres of picturesque land, this property is perfect for those seeking a peaceful retreat away from the hustle and bustle of city life.

For equestrian enthusiasts or those with a passion for outdoor pursuits, the property includes three stables, offering the perfect opportunity to keep horses or other livestock. The expansive land surrounding the home provides endless possibilities for recreation, or simply enjoying the stunning countryside.

This charming barn conversion in Lynesack is not just a home; it is a lifestyle choice, offering a rare opportunity to embrace rural living while still being within reach of local amenities in Barnard Castle and Bishop Auckland.



The Byre

With glazed entrance porch leading into inner hall and door to kitchen/dining room. The kitchen comprises a bespoke matching range of wall and base units incorporating Belfast sink, space for fridge/freezer and space for electric cooker. The room also benefits from an exposed timber beam and full height windows to front elevation with fitted shutters. The inner hall provides access to the utility room, main bedroom with fitted wardrobes, a house bathroom with four piece suite, further bedroom and living room. The living room has a feature fireplace with window to side elevation. There is a further reception room/bedroom with triple aspect to the rear of the property. There is also a rear entrance hall with door leading to home office.

Externally

Accessed via a gate to the side of the property. There are three stables and three timber built storage sheds, ideal for hay and feed store. From the gravelled yard there is gated access to the grassland.

Land

The total plot size is approximately 3 acres. Area shaded orange on the site plan. Please note, a further 2-3 acres of on-site winter grazing land maybe available to rent by separate negotiation.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

Particulars

Particulars written in August 2025.

Photographs taken in August 2025.

Services and Other Information

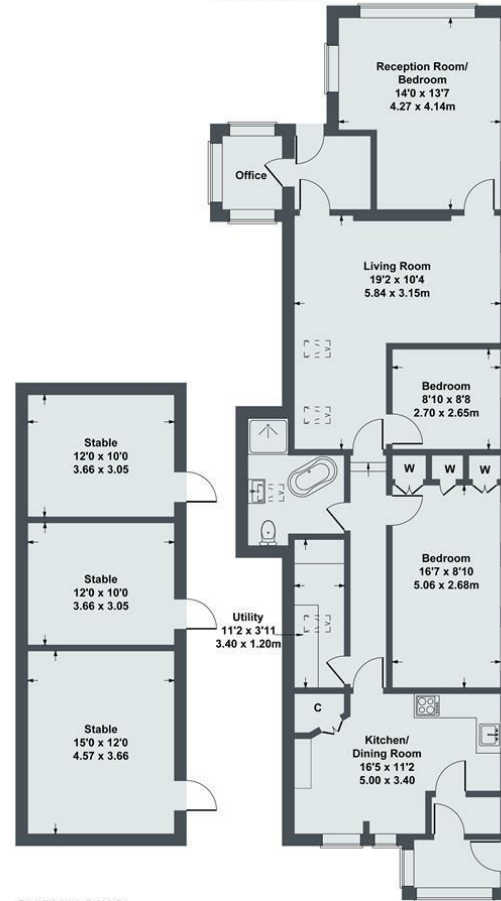
Mains water (shared meter) and main electricity, drainage via sewage treatment plant. Oil fired central heating.

Viewings

Viewings strictly via appointment only via GSC Grays. What3words: pines.airstrip.homing

The Byre, Lynesack

Approximate Gross Internal Area
1636 sq ft - 152 sq m



OUTBUILDING

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		
	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		
England & Wales	70	74
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

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

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.