



GLENHOLME FARM
Hamsterley, County Durham



GLENHOLME FARM

HAMSTERLEY, COUNTY DURHAM, DL13 3NH

A RARE OPPORTUNITY TO ACQUIRE A FOUR BEDROOM STONE BUILT FARMHOUSE WITH TWO BEDROOM BARN CONVERSION OCCUPYING A TOTAL PLOT OF APPROXIMATELY 10.18 ACRES WITH STABLES, STONE BARN, FLOODLIT ARENA, WOODLAND, PONDS AND FENCED PADDOCKS

Glenholme Farm

Entrance Porch • Hallway • Living Room • Office/Dining Room • Snug
Kitchen • Utility Room • Bedroom with Dressing Room • En-Suite Bathroom
Guest Bedroom with En-Suite • Two Further Bedrooms • House Bathroom

South Byre

Entrance Hall • Living Room • Kitchen/Dining Room
Two Bedrooms • House Bathroom

Externally

Gardens • Terrace • Garage • Driveway • Yard • Stone Barn
General Purpose Building with Nine Stables • Floodlit Arena
Woodland • Ponds • Grass Paddocks • Cellar



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles. The property is situated on the edge of the attractive rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale. The village is ideally situated for access to the rural market towns of Wolsingham, Bishop Auckland and Barnard Castle, offering a variety of national and independent shops, eateries and tourist attractions, whilst the cities of Newcastle and Durham are within easy reach offering a further array of activities. Main line train stations can be found at Darlington and Durham, with International Airports at Teesside, Newcastle and Leeds Bradford. The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is well established, friendly rural community with primary school, popular public house and active Village Hall association. Hamsterley Forest is approximately a mile from the site and offers many limes of walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities.

The Property

Nestled just outside the picturesque village of Hamsterley, this remarkable period stone-built farmhouse offers a unique opportunity for those seeking a blend of rural charm and modern living. With four spacious bedrooms and three well-appointed bathrooms, this home is perfect for families or those who enjoy entertaining guests.

The property boasts three inviting reception rooms, providing ample space for relaxation and social gatherings. The heart of the home is complemented by a delightful two-bedroom annexe, currently let on an AST.

Set within an impressive 10.18 acre plot, this property is a haven for equestrian enthusiasts, featuring 9 stables and a floodlit arena, making it perfect for riding and training. The surrounding grass paddocks offer plenty of room for horses to roam freely, all while being enveloped by the stunning countryside that characterises this rural location.





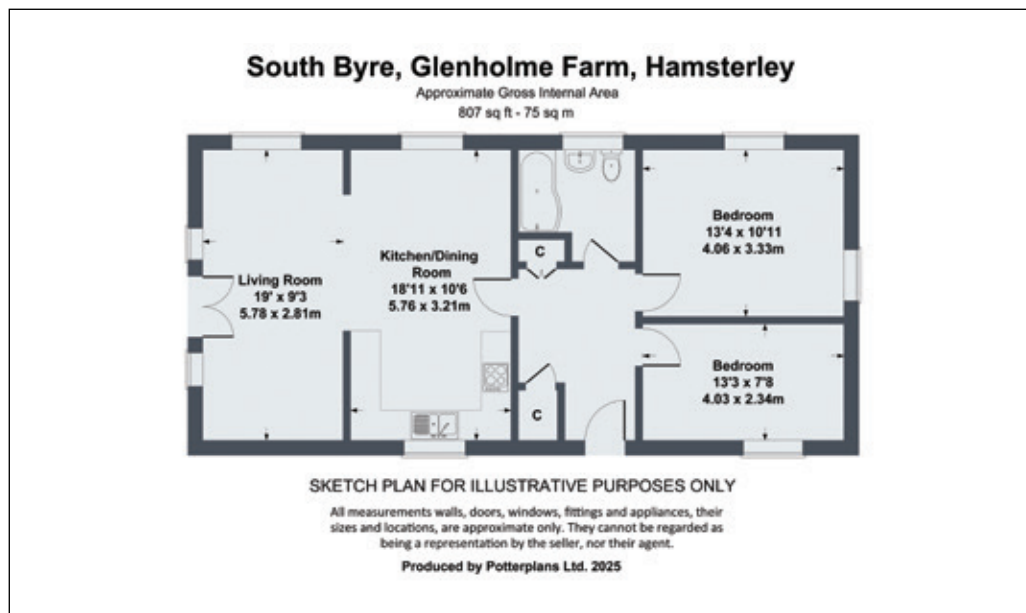
Outside, the property is equally enchanting, with a well-maintained garden, a lovely terrace for al fresco dining, and a driveway leading to a garage, ensuring convenience and ease of access.

This farmhouse is not just a home; it is a lifestyle choice, offering tranquillity and the beauty of nature right on your doorstep. With its blend of period features and modern amenities, this property is a rare find and is sure to attract those looking for a serene retreat in the heart of the countryside.

Accommodation

Ground Floor - With entrance porch leading to hallway, staircase to first floor and doors to ground floor accommodation. The living room boasts dual aspect and brick-built fireplace with cast iron stove with double doors back-to-back to the snug, which also has a brick-built fireplace. The office/dining room has a range of fitted furniture and door to the rear terrace. The kitchen has a matching range of Oak cabinets with granite worktops, space for Range style cooker, Belfast sink and integrated dishwasher. To the rear of kitchen is a useful utility room with a further range of base units, Belfast sink, space and plumbing for two washing machines and space for dryer. The utility room has a stable style door to rear terrace, personal door to garage and door to side elevation with access to a cloakroom/WC and boiler room. The ground floor also has a double bedroom with dressing room and en-suite bathroom.

First Floor - With galleried landing to guest bedroom with en-suite bathroom and feature cast iron fireplace and stunning views over countryside beyond. There are two further first floor bedrooms, one with a further cast iron feature fireplace and the second with dual aspect windows and fitted wardrobes. The house bathroom is a beautifully presented modern contemporary suite with step-in shower cubicle, cast iron bath, vanity wash hand basin and low-level WC.



South Byre

With entrance hall and two built-in storage cupboards, living room with patio doors to garden and open to a kitchen/dining room with a matching range of units and space for a dining table. There are two bedrooms and a house bathroom comprising a three-piece suite.

Please note the property is currently let on an Assured Shorthold Tenancy agreement at a rent of £750 per calendar month.

Externally

Front Garden - Mainly laid to lawn with walled boundaries and planted borders.

Rear Terrace - To the rear of the property there is a large terrace area with views across the ponds and countryside beyond.

Garage - With up and over remote doors, power, light and personal door to utility room.

Stone Barn - Two storey stone barn with planning permission for a three-bedroom holiday let property. Further information available upon request.

Driveway/Yard - Tarmac driveway and yard providing off-street parking.

GP Building/Stables - The building houses nine stables with power, water and light. The water is supplied via a spring water supply.

Arena - 29.42m x 27.63m all-weather arena with flood lights.

Ponds - Two large man-made ponds fed by spring water.

Land and Paddocks - Occupying a plot of approximately 10.18 acres having numerous fenced paddocks.

Cellar - Providing useful space and storage for spring water tank.

Wayleaves, Easements & Rights of Way

Glenholme 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.

Services

Mains electricity and water are connected. Oil fired central heating, drainage to bio-treatment plant. There is a spring water supply to the stables and yard.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council

For Council Tax purposes Glenholme Farm is banded F and South Byre is banded B.

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.

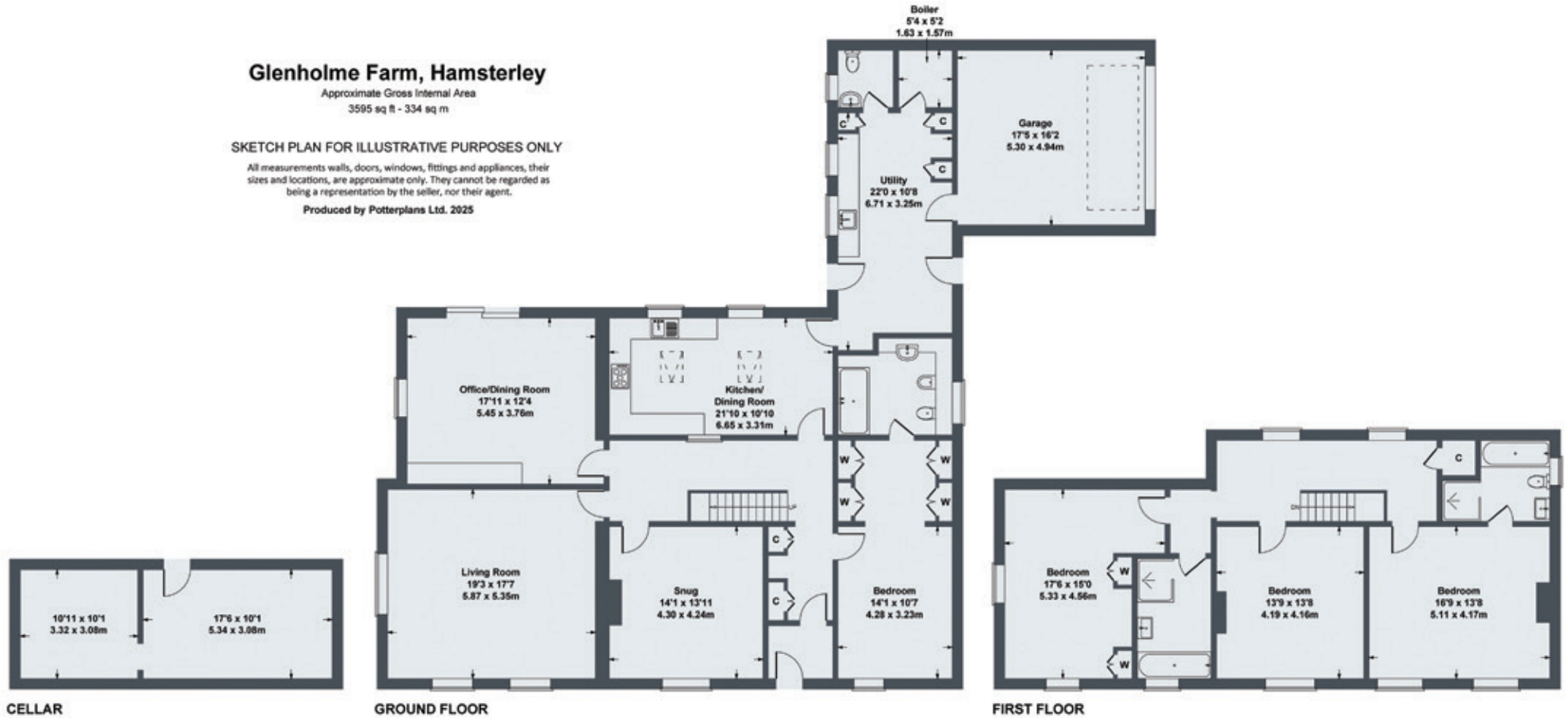
Glenholme Farm, Hamsterley

Approximate Gross Internal Area
3595 sq ft - 334 sq m

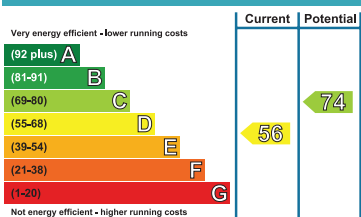
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

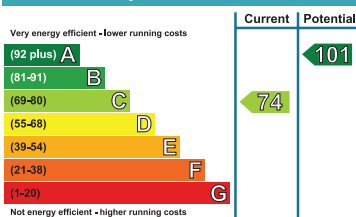
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EPC - Glenholme Farm



EPC - Southbyre



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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: September 2025

Photographs taken: September 2025