

# HOLE HOUSE FARM

Eastgate, Stanhope, Co. Durham



**GSC GRAYS**

PROPERTY • ESTATES • LAND



## HOLE HOUSE FARM

EASTGATE, STANHOPE, CO. DURHAM, DL13 2HX

Eastgate - 0.5 mile, Stanhope - 3.5 miles, Barnard Castle - 20 miles, Hexham - 22 miles  
(distances approximate)

DELIGHTFUL SMALLHOLDING OFFERING EXCELLENT EQUESTRIAN, LEISURE & TOURISM POTENTIAL WITH PERIOD FARMHOUSE, LUXURY HOLIDAY COTTAGE, BUNKHOUSE AND STABLES

- 19th Century character property with three-bedrooms and spacious family accommodation
- The Old Barn – Beautifully presented four-bedroom stone barn holiday cottage , with potential to convert to residential use
  - 12-bed bunkhouse with communal kitchen
    - Stable block
  - Range of traditional buildings

All in about 27.06 acres (10.95 hectares)

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## SITUATION

Hole House Farm enjoys an elevated rural setting in the Weardale Valley, within an Area of Outstanding Natural Beauty. Surrounded by farmland and characterful properties, it lies just half a mile from Eastgate and 3.5 miles from Stanhope, offering convenient access to a full range of local amenities.

Nestled in the heart of Weardale within the North Pennines Area of Outstanding Natural Beauty, Eastgate is a picturesque village steeped in history and rural charm. Once marking the eastern boundary of the Prince Bishops' vast hunting park and home to a Roman altar site, the area offers a rich heritage and an unspoilt natural setting.

The River Wear meanders through the valley, surrounded by rolling hills, drystone walls, and peaceful farmland, perfect for those seeking a slower pace of life with access to scenic walking routes such as the Weardale Way.

Eastgate lies just a short drive from Stanhope and benefits from a close-knit village atmosphere with easy access to local amenities. Whether for a peaceful permanent residence, a countryside retreat, or an investment with future promise, the area offers a rare blend of character, tranquillity, and natural beauty for visitors, walkers and cyclists who come to enjoy the far-reaching scenic views that this area of The Dales has to offer.

Access to the property is good, with the A689 providing direct access to larger towns such as Bishop Auckland, Darlington and Durham, all within approximately 30 miles, while Newcastle-upon-Tyne is about 37 miles away, easily reached via the A1(M).

Access to Hole House Farm is via a single-track tarmac road directly off the main A689.

## HOLE HOUSE FARM

Hole House Farm is a charming smallholding extending to approximately 27.06 acres (10.95 hectares), featuring a beautifully situated three-bedroom period farmhouse at the head of a characterful courtyard. The property includes a luxurious four-bedroom barn conversion currently used for holiday letting, a 12-bedroom bunkhouse, and well-equipped equestrian facilities comprising four stables, a foaling box, and two paddocks (approx. 0.5 acres) for grazing. A range of outbuildings further enhance the offering, including a large general-purpose agricultural building, adjoining hay shed, spacious workshop, and a potting shed.

The surrounding landholding includes approximately 23.45 acres (9.49 ha) of meadow pasture, currently utilised for sheep grazing and 1.79 acres (0.72 ha) of woodland. The remaining land comprises the buildings.

In the same family ownership since 2014, Hole House Farm was originally a traditional smallholding used for livestock grazing.

Over time, it has been thoughtfully diversified by the current owners to include luxury holiday accommodation in The Old Barn and rustic bunkhouse lodging for cyclists and walkers. Today, the property offers an exciting opportunity for lifestyle buyers or those seeking to establish a diversified rural enterprise. With established infrastructure, including holiday lets, equestrian facilities, and paddocks, and clear potential for further development, Hole House Farm presents a rare chance to enjoy countryside living while creating a scalable, multi-faceted business.



## Property Building Block Plan

Plan No.	Building Name	Description	Area Approx. sqm (GIA/GEA)
1	Farmhouse	Stone-built under a stone tiled roof. Part-rendered to rear elevation.	194 GIA
2	Workshop & Fuel Store	Steel frame with corrugate sheet panels and roof.	82.93 GEA
3	Potting Shed	Brick-built with fibre cement sheet roof. With power supply.	20.94 GEA
4	The Old Barn	Stone-built with part timber shiplap façade to front and side, under part stone/ part slate tiled roof.	206 GIA
5	Hay Shed	Open-fronted steel frame barn with fibre cement sheet roof.	79.30 GEA
6	General Purpose Building	Block, fibre cement sheet and corrugated sheet construction	232.92 GEA
7	Stables and Foaling box	Timber-built with felt roof.	77.04 GEA
8	The Bunkhouse	Brick-built with slate roof and timber covered walkway with fibre cement sheet roof covering. Velue rooflights.	81.45 GEA
9	Open-Fronted Bike Store	Stone-built with corrugate sheet roof and concrete floor.	28.64 GEA

GIA – Gross Internal Area, GEA – Gross External Area



## THE FARMHOUSE

Nestled within the heart of Hole House Farm, the charming three-bedroom 19th-century farmhouse blends period character with modern comforts. Thoughtfully updated throughout, it retains a wealth of traditional features, offering a warm and inviting rural retreat.

At the heart of the home is a bespoke country kitchen and breakfast room, complete with a Rayburn stove, complemented by a practical utility room and a spacious ground floor bathroom.

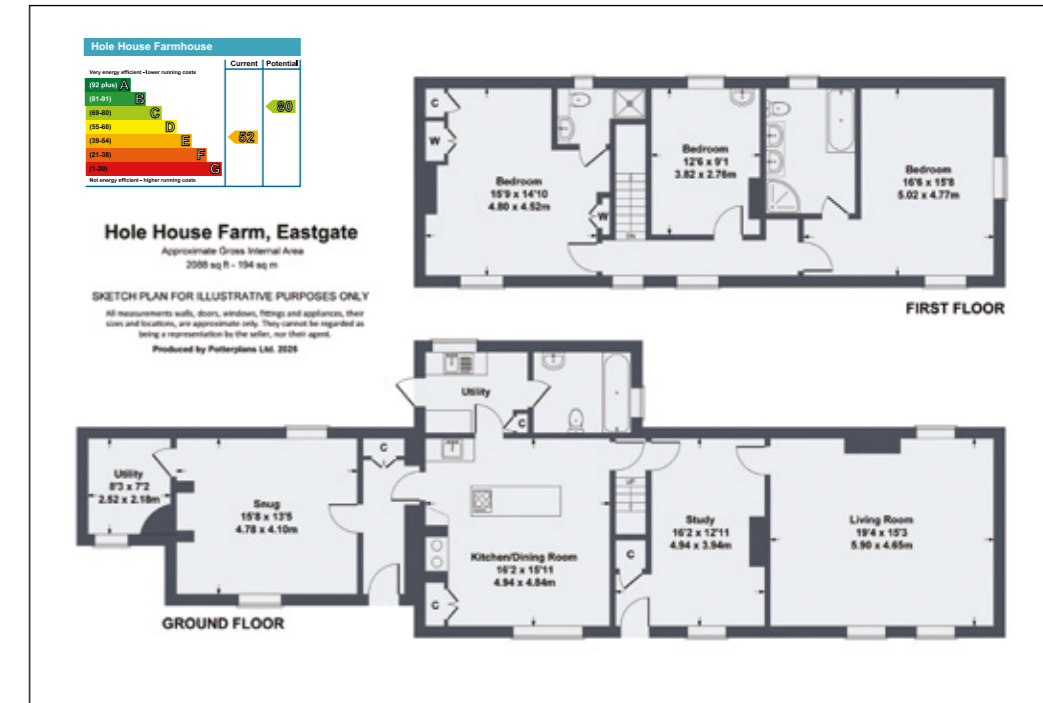
The living spaces are full of character, including a cosy sitting room, a versatile study, and a snug—each with an inglenook fireplace housing multi-fuel stoves. One stove is connected to the central heating system, adding both efficiency and rustic charm.

Upstairs, the principal bedroom features fitted wardrobes, a cast iron fireplace, and a stylish en suite shower room. Two further generously sized double bedrooms are served by a well-appointed four-piece family bathroom, providing comfortable accommodation for family and guests alike.

While the farmhouse has been sympathetically modernised, its heritage remains evident throughout. It benefits from double-glazed uPVC windows, ensuring warmth and energy efficiency without compromising on style.

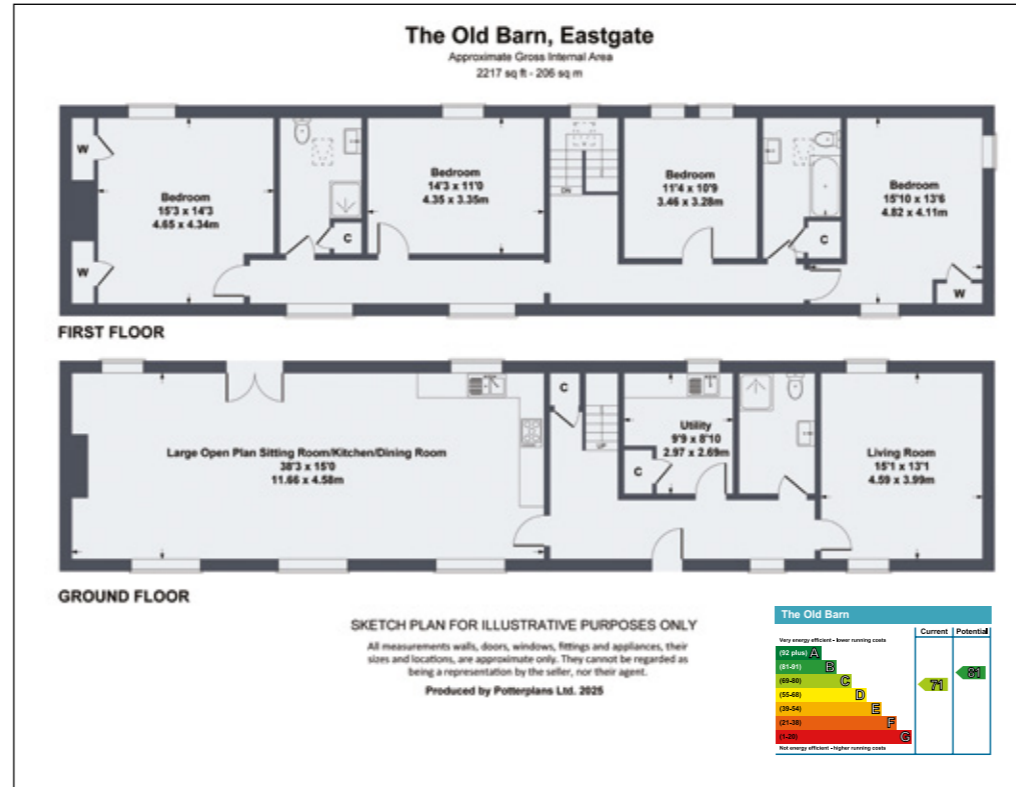
Externally, the home is enclosed by traditional drystone walling, with a pretty paved courtyard to the front. To the rear, a beautifully landscaped cottage garden leads to a productive vegetable plot and gated access to open fields, perfect for those looking to embrace a peaceful countryside lifestyle.

Complementing the main buildings, the property includes a charming brick-built 'Potting Shed', ideal for general storage or gardening essentials. To the rear lies a substantial timber-framed workshop and fuel store, clad in corrugated sheet panels and roofing, providing excellent space for hobbies, equipment or potential conversion (subject to the necessary planning consents).





The Old Barn



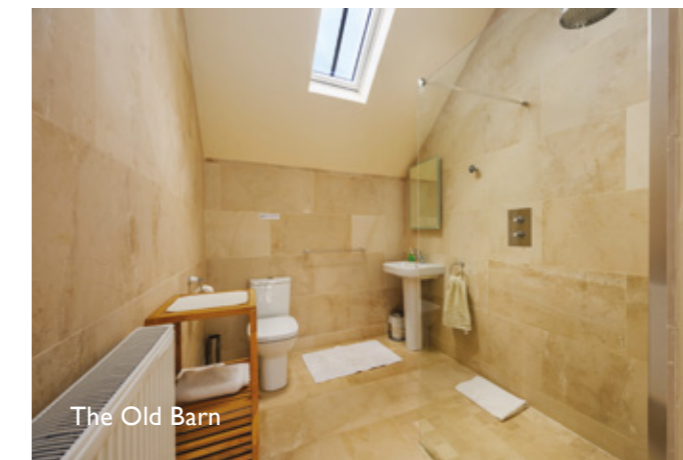
The Old Barn



The Old Barn



The Old Barn



The Old Barn



The Old Barn

### HOLIDAY ACCOMMODATION

**The Old Barn**  
Situated perpendicular to the farmhouse is 'The Old Barn', a stunning four-bedroom barn conversion completed in 2017 to an exceptional standard.

Currently operating as a self-catering holiday let, the property combines modern style with rural charm, offering spacious accommodation ideal for families or groups.

The ground floor features a generous open-plan living area with a fully fitted kitchen and dining space, perfect for socialising and entertaining, alongside a separate lounge with a double sofa bed and a convenient shower room.

Upstairs, the first-floor accommodation comprises four well-proportioned bedrooms, a family bathroom, and an additional shower room, comfortably sleeping 8–10 guests in total.

Externally, a decked veranda to the rear provides an ideal space for alfresco dining or relaxing, with far-reaching countryside views. To the front, there is dedicated parking for approximately four vehicles.

Bookings are currently managed through Cottages.com, with all day-to-day operations, including cleaning and laundry, undertaken by the current owner, allowing for a hands-on approach and consistent guest experience.

Recent pre-application advice from the Local Planning Authority indicates a positive response to a change of use from holiday to residential, subject to no external alterations and adequate parking provision. Further details available on request.



The Bunkhouse



The Bunkhouse



The Bunkhouse

#### The Bunkhouse

Situated opposite the holiday cottage is The Bunkhouse, a simple yet comfortable accommodation facility, offering overnight stays for up to 12 guests, predominantly walkers and cyclists, exploring the surrounding countryside.

Converted by previous owners from a traditional brick-built cow byre, the Bunkhouse comprises three individual en suite rooms, each with two bunk beds and a private shower room with WC. A communal kitchen is located to the side of the building, and an open-fronted bike store is provided externally.

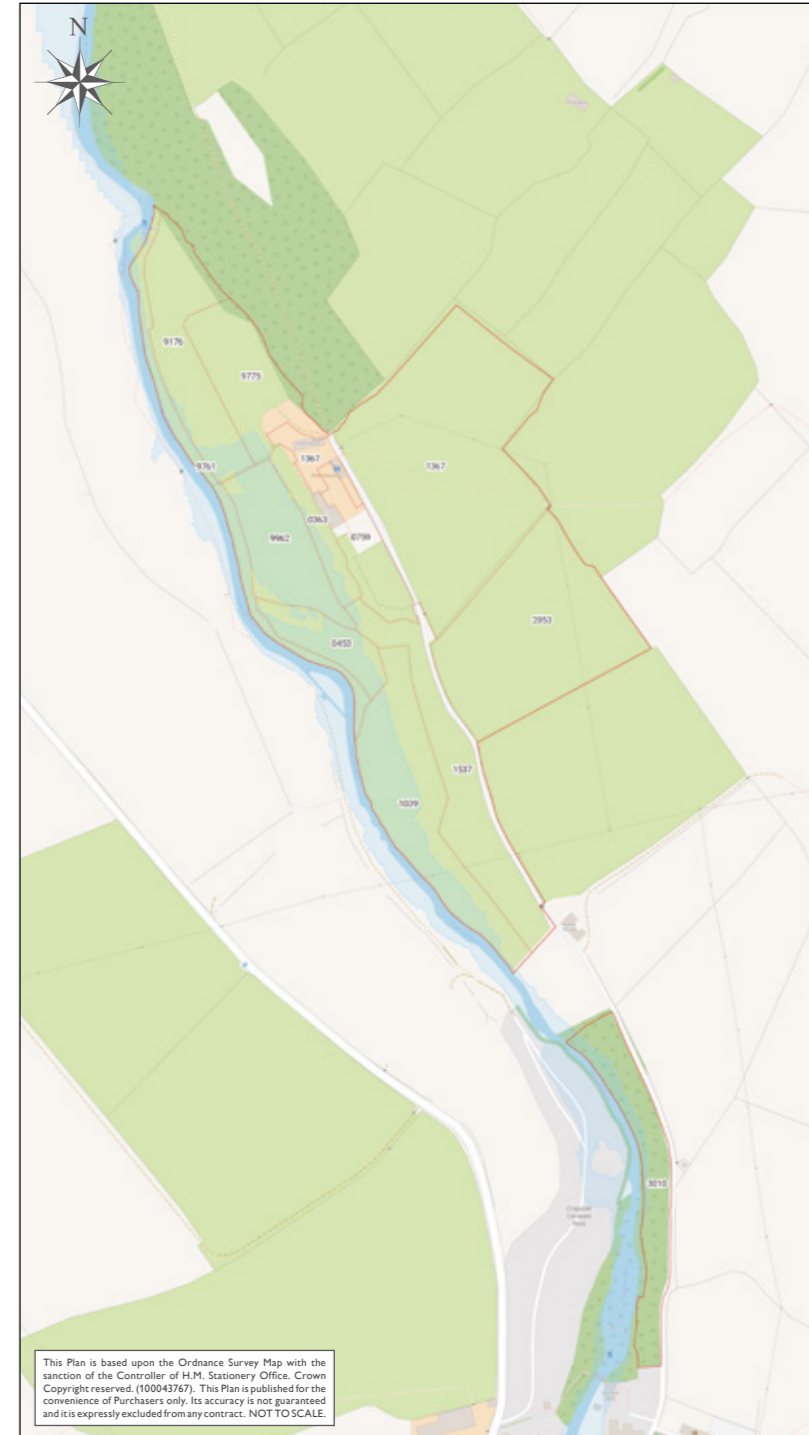
Currently operated as a lifestyle hobby venture, the property is not yet generating a sustainable commercial income. However, with core infrastructure now firmly in place, it offers an exceptional platform for a new owner to expand and develop a more robust, income-generating operation. The Bunkhouse, alongside The Old Barn, stables, paddocks, and outbuildings, provides outstanding scope for diversification across the tourism, equestrian, or agricultural sectors, making this a highly flexible and appealing investment opportunity.

#### Energy Performance Certificate (EPC)

The Energy Performance Certificate (EPC) ratings for the buildings are as follows:

- Hole House Farmhouse EPC E (52)
- The Old Barn EPC C (71)

Full EPC reports are available upon request.



**FARMLAND**

The farmland surrounds the property, and predominantly comprises permanent grassland, of approximately 24.34 acres (9.85 hectares) and with about 1.73 acres (0.7 hectares) of woodland. The land is bounded in part by stone walls and post and wire fencing with access to mains water from field troughs.

It is classified as Grade 4 with slowly permeable seasonally wet acid clay loam soils to the higher ground and freely draining loam soils to the lowland area.

A Grazing Licence is in place dating 1st October 2024 to 29th September 2025 which could be renewed for the period 2025-2026. It is assumed that notice will be provided to the tenant, and vacant possession will be provided upon completion.

**Boundaries**

The Seller will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the transfer plan by “T Marks” in accordance with the information you have been provided.

**Rights on Stanhope Common**

An area of the property to the northwestern boundary is currently entered into a Higher-Level Stewardship Scheme agreement where payments are received to reduce stocking levels and allow certain hill ground flora to proliferate. Further details are available from the Selling agent.

**Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A right of Way is provided to the neighbour to access their septic tank.

A section of the Weardale Way travels along the access road leading to the farmhouse.

**Basic Payment Scheme**

Any future delinked BPS payments will be retained by the Seller.

**Mineral Rights**

The mineral rights are reserved from the sale.

**Sporting Rights**

The sporting rights are included within the sale, insofar as they are owned.

Field No.	Permanent Grassland	Hard Standings	Metalled track	Residential Gardens	Steading	Farm Building	Natural Woodland	Area (ha)	Total (ac)
0363	0.2328	0.0057						0.238	0.589
0759	0.3611	0.0133						0.374	0.925
1537	0.9385		0.0942					1.033	2.552
9176	1.2165							1.217	3.006
9775	0.6331		0.0118	0.0183		0.0083		0.671	1.659
0453	0.3294							0.329	0.814
1039	1.1251							1.125	2.780
1367	2.6384		0.0564		0.1671			2.862	7.072
2053	1.7299							1.730	4.275
3010							0.7250	0.725	1.791
9962	0.6473							0.647	1.600
								10.952	27.063

This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and is expressly excluded from any contract. NOT TO SCALE.

## GENERAL INFORMARION

### Services and Utilities

Water: Mains supply.

Electricity: Two separate metered supplies to the farmhouse and The Old Barn.

Oil: Oil-fired central heating to the farmhouse and The Old Barn.

Sewerage: Two septic tanks - one collected to the farmhouse and one connected to the holiday accommodation.

Wi-Fi: Broadband connection.

Telephone: Connected to the farmhouse.

### Business Rates

The property has a current rateable value of £7,000, effective from 1 April 2023.

It benefits from Small Business Rate Relief, meaning there are no business rates payable for the year ending 2025.

### Council Tax

Hole House Farmhouse is listed within Council Tax Band E.

### Town and Country Planning

The property falls under the jurisdiction of Durham County Council: [www.durham.gov.uk](http://www.durham.gov.uk)

Planning permission has been granted for the following:

- Conversion of agricultural outbuilding to create holiday cottage [Ref. DM/16/01119/FPA]
- Conversion of barn and milking parlour to two holiday lets [Ref. 3/2001/0562]
- Subsequent permission for the extension of the first-floor site and rear of the farmhouse [Ref. DM/14/03336/FPA]
- Variation of condition 2 of planning permission DM/16/01119/ FPA to change roof material to slate [Ref. DM/16/03920/ VOC]

The property offers further potential to convert additional outbuildings into holiday letting accommodation, for expansion of the site's tourism offering and income potential further, subject to obtaining the necessary planning permissions.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the slae or any rights attached to it become chargeable items for the purpose of VAT, then this will be payable by the purchaser. No option to tax has been made.

### Ingoing Valuation

In addition to the purchase price, the Purchaser will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable, and invoice costs of seeds, fertilizers and sprays applied plus enhancement value is applicable.

### Tenure, Method and Basis of Sale

Offers are invited for the freehold interest in the property, on the following basis:

- Vacant possession will be provided upon completion
- Deposits for future booking of accommodation will be apportioned between the vendor and purchaser at the time of completion
- The land is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.

### Overage Provision

The Seller reserves the right to benefit from any uplift in value because of a change of use of any of the farmland by way of a clawback for a period of 30 years and retaining a 25% share of the increased value for a land use for any other purpose other than agricultural, horticultural or equestrian use.



### Directions to DL13 2HX and Access

The property is well-connected being convenient from both the north and south, accessed directly from the A686 leading onto a long, single-track driveway.

- From the east: Via the A68, connecting to the A689 at the roundabout to the western side of the town of Crook. Turn right before the bridge and pub in Eastgate.
- From the west: Via the M6 J40, leading onto the A66, A686 and then the A689, through Alston. Turn left after the village pub and bridge
- Continue past the first house on the track onto the farm road to the end.

what3words: ///begun.towns.jubilant

### Viewing

By appointment through the Selling Agents GSC Grays, 5 Bailey Court, Colburn Business Park, Richmond, DL9 4QL. T: 01748 829 203

Katherine Wigham: [kjw@gscgrays.co.uk](mailto:kjw@gscgrays.co.uk)

Lucy Rutherford: [lur@gscgrays.co.uk](mailto:lur@gscgrays.co.uk)

### Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety as this is a working farm. No liability is accepted by the vendor or the Selling Agents.

### Condition 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 or 5% above the Bank of England base rate.

Dispute - Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules - These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the

Selling Agents, and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

### Lotting

It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

### Solicitors

Hodgson and Angus, 62 Front Street Stanhope DL13 2UD - T: 01388 528517

### 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: January 2026. Photographs taken: August 2025.

