



**WATSON FIELD FARM**  
Little Smeaton, Northallerton



# WATSON FIELD FARM

LITTLE SMEATON, NORTHALLERTON, DL6 2HH

WATSON FIELD FARM IS AN EXCEPTIONAL DETACHED PERIOD RESIDENCE, BEAUTIFULLY POSITIONED WITHIN APPROXIMATELY 15.6 ACRES AND OFFERING AN IMPRESSIVE SELECTION OF VERSATILE OUTBUILDINGS

## Accommodation

Hallway • Traditional, Bespoke Farmhouse Kitchen with Flagged Floors, Aga and Pippy Oak Fittings • Dining Room with Fireplace • Living Room with Fireplace • Study/Sitting Room • Four First Floor Bedrooms • Family Bathroom • Substantial Loft Space with Further Potential

## Externally

Converted Single Storey Barn with Planning Consent for Holiday Let or Business Use (Antiques Studio) • Sweeping, Well-Maintained Driveway Leading to Gravelled Courtyard and Garaging • Lawned Gardens to Front and Rear • Detached Garden Room/Boot Room with Utility Room, Oil Boiler and Gardener's W.C. • Double Garage • Three Bay Machinery and Straw Shed • Yard Suitable for Large Vehicles and Storage • Large General Purpose Barn with Power and Lighting • Range of Smaller Storage Outbuildings and Cow Byres • Attractive Brick Barn and Store with Further Potential with Two Lean-To Brick Barns and Adjacent Enclosure



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation and Amenities

Great Smeaton village was historically an important coaching stage, lying on the route of the Great North Road from London to Edinburgh. It is listed in the Domesday Book and boasts a pub, The Black Bull Inn, along with a church, village hall, The Old Saddlers homeware shop and Great Smeaton Academy Primary School.

Great Smeaton is well placed to access the North York Moors and the Yorkshire Dales with their wealth of outdoor activities and attractive scenery. Golf, fishing, equestrian sports and shooting are available throughout the local area.

A wide range of retail, leisure and educational opportunities can be found in Northallerton, 7.2 miles away, whilst Darlington is only 10 miles away. Teesside International Airport is 10 miles away. East Coast Rail Services can be accessed from Darlington and Northallerton, with services to Kings Cross.

### Watson Field Farm

Privately positioned and set well back from the road, Watson Field Farm enjoys an enviable location in Little Smeaton, conveniently situated between Northallerton and Darlington. Meticulously maintained and cherished by the current owners for 30 years, this distinguished property offers an exceptional degree of privacy alongside superb family accommodation.

The estate includes a beautifully appointed main residence and a separate barn conversion, all nestled within approximately 15.6 acres. Complementing the land is a substantial range of well-maintained farm buildings, providing excellent versatility for a variety of lifestyle, agricultural, or equestrian pursuits.

This attractive period farmhouse offers beautifully presented, traditional four-bedroom accommodation, enjoying uninterrupted views from every room. The property has been lovingly maintained, blending timeless character with modern comfort throughout. Surrounded by picturesque countryside, this exceptional home combines period charm, flexible living and endless potential in a truly idyllic setting.

On the ground floor, three inviting reception rooms provide generous and flexible living space, complemented by a charming farmhouse kitchen featuring flagged stone floors and a traditional AGA — the true heart of the home.

A large attic room offers excellent additional space, ideal for conversion into a studio, office, or further accommodation (subject to the necessary consents). There is also a detached garden room/boot room providing a tranquil outside retreat, complete with an adjacent utility room and w.c, perfectly designed for busy days spent in the garden.

Externally, there are approximately 15.6 acres of land offering remarkable versatility and opportunities. The acreage is currently divided into an arable field of around 5 acres and three well-fenced paddocks, ideally suited for equestrian or smallholding use.

The property also includes a range of traditional farm buildings, providing excellent scope for further development or diversification (subject to the necessary planning consents).

For those with equine interests, the land offers ample space for stabling, grazing and exercise, while the beautifully-maintained gardens create a peaceful and private haven for family life and outdoor entertaining.

Commercial opportunities also feature prominently, including a converted barn which is currently configured as an antiques showroom yet benefits from planning consent for use as a holiday let or business premises, offering exciting scope for income generation or home working. This versatility makes Watson Field Farm equally appealing to lifestyle buyers and those seeking an attractive life-work balance in the countryside.

The garage has twin doors and is accessed from the substantial rear gravelled courtyard, which also offers ample parking for multiple vehicles.





### Accommodation

A visitor's first impression of Watson Field Farm is one of warmth, character and charm. The welcoming reception hallway provides access to all four ground floor reception spaces, with a feature staircase rising to the first floor. A characterful arched window at the half landing bathes the hall in natural light, enhancing the inviting atmosphere.

There are three generous reception rooms, each offering flexibility for family living and entertaining. The sitting room and dining room both enjoy views across the gardens and feature attractive fireplaces, creating cosy focal points for year-round enjoyment. The study or additional sitting room overlooks the courtyard to the rear, providing a peaceful retreat or ideal home office space.

At the heart of the home lies the traditional farmhouse kitchen, individually designed and handcrafted in pippy oak by local craftsmen to the highest specification. The kitchen features flagged floors, a traditional AGA cooker and ample space for a dining table, creating a truly sociable environment that blends

authenticity with comfort. Accessed via the courtyard and a rear entrance vestibule, this entrance offers a sense of privacy while maintaining a seamless connection to the main living spaces.

The first floor accommodation is arranged around a lovely central landing, with an arched window framing far-reaching views. Each of the four bedrooms enjoys an attractive outlook, with three benefitting from a south-facing aspect over the gardens and paddock, and the fourth overlooking the courtyard to the rear.

The spacious family bathroom serves as a relaxing sanctuary, and hidden stairs lead from here to the impressive attic rooms, offering additional space and potential for a variety of uses.

### Externally

Watson Field Farm is beautifully positioned, set back from the Darlington to Northallerton Road and accessed via a well-maintained track owned by the farm. The track runs alongside two of the fields which then leads on past the farmyard and

outbuildings and continues straight on to the immaculate lawns, sweeping gravelled rear courtyard, parking area and garaging.

Adjacent to the courtyard and gardens, the detached garden room/boot room/office provides a peaceful retreat away from the main house. It includes a separate utility room for keeping essentials neatly out of sight, and a gardener's w.c, ideal for busy days spent tending the grounds.

To the opposite side of the rear courtyard, the spacious converted barn/studio is currently laid out as an open-plan space. A large floor-to-ceiling window to the west floods the room with natural light, complemented by additional windows overlooking the courtyard, creating a bright and versatile environment.

The beautifully-maintained gardens and grounds offer something for everyone. Traditional mown lawns, shaded tucked-away corners and expansive views of the surrounding countryside create a serene environment to relax or entertain. With an abundance of local wildlife, the gardens provide a tranquil and ever-changing natural backdrop.



To the east of the house, the large farmyard area includes extensive parking and turning space suitable for farm vehicles or those with commercial, equine or livestock interests. A triple-bay, open-fronted machinery and straw shed provides substantial storage, complemented by a large general-purpose building with power, lighting and full-height entrance doors. Adjacent are workshops, stores and former cow byres, alongside a characterful brick barn with further potential. Two grass paddocks overlook the farmyard, offering opportunities for stabling, an arena or additional agricultural uses (subject to relevant permissions).

#### Land

Watson Field Farm occupies approximately 15.6 acres in total, offering a versatile mix of arable and grazing land. Closest to the main entrance to the east lies a high-quality arable field extending to just over 5 acres. The property also benefits from three well-fenced paddocks, providing excellent space for equestrian or smallholding use.

To the west, the largest paddock measures approximately 4.45 acres, while two smaller paddocks positioned in-between extend to 2.56 acres and 1.03 acres respectively. This thoughtful layout offers flexibility for livestock, horses or other agricultural pursuits.





### Garage and Parking

The property benefits from twin garages, conveniently accessed from the large gravelled courtyard and positioned adjacent to the house. In addition, the courtyard provides ample guest parking, accommodating multiple vehicles with ease and maintaining the practicality and appeal of the home.

### Owners' Insight

We've lived here for almost 30 years and have loved every minute of it. This is a comfortable, cosy and warm house, nicely proportioned and very pretty all year round, with views from every window.

The property is close to good schools and is conveniently located for local amenities and commuting. It is very self-sufficient, particularly for those with equestrian interests, with good quality workmanship throughout.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

### what3words

///warm.newsprint.cheerful

### Local Authority

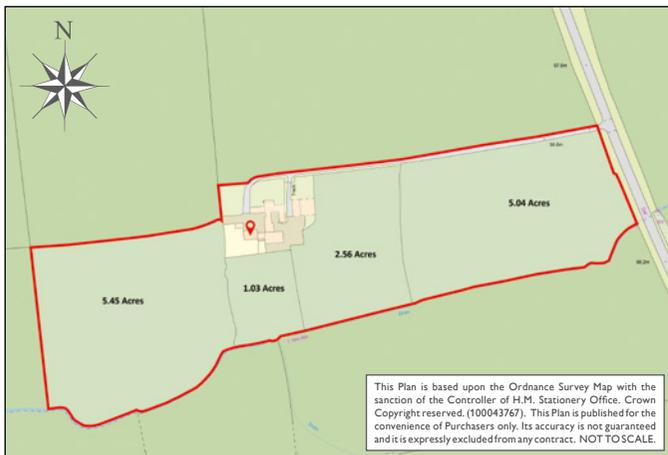
North Yorkshire Council - Council Tax: Band F

### Services

Mains electricity, mains water and oil-fired central heating, Drainage is via a private septic tank. We are not aware if the septic tank meets current regulations and request that this is considered whilst making any offer.

### Wayleaves and Covenants

Watson Field Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

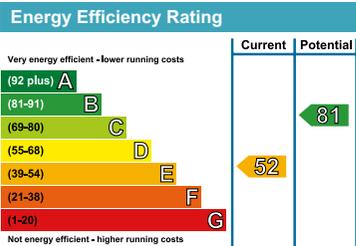


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2025

Photographs taken: October 2025