



4 MIDDLE FARM  
Stainton, Barnard Castle



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# 4 MIDDLE FARM

Barnard Castle, DL12 8RH

4 Middle Farm is a beautifully presented four bedroom home located in the peaceful village of Stainton just outside the popular and historic market town of Barnard Castle. The property forms part of a small and exclusive development with spectacular views to the rear. Viewing is highly recommended to appreciate the property on offer.

## ACCOMMODATION

- \* Village location
- \* Beautifully presented
- \* Four bedrooms
- \* Stunning views to the rear
- \* Garden room with vaulted ceiling
- \* Double reception room
  - \* Garden
  - \* Garage



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## Situation & Amenities

Barnard Castle 2.5 miles, Darlington 16 miles, Durham 24 miles, Newcastle 40 miles, A1 (M) 19 miles. Please note all distances are approximate. Situated close to the historic market town of Barnard Castle, this property provides easy access to the amenities within Barnard Castle and the surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies in an attractive rural area, and provides an ideal base from which to explore Teesdale, the Yorkshire Dales and the Lake District. Barnard Castle has many amenities from local and national retailers. A range of educational opportunities are offered within the town such as local primary schools, Teesdale Comprehensive School and the well regarded Barnard Castle School.





### The Property

Nestled in the charming village of Stainton, Barnard Castle, this beautifully presented modern family home offers a perfect blend of comfort and style. With four bedrooms, this property is ideal for families seeking a tranquil yet vibrant community atmosphere.

Upon entering, you are welcomed by a generous double reception room, providing an inviting space for both relaxation and entertaining. The garden room, bathed in natural light, offers a delightful spot to enjoy the picturesque views of the south-facing rear garden. This outdoor space is not only a haven for gardening enthusiasts but also a perfect area for children to play or for hosting summer gatherings.

The property boasts two well-appointed bathrooms, ensuring convenience for family living. The modern design throughout the home enhances its appeal, making it a move-in ready option for prospective buyers or renters.

Additionally, the garage provides storage or parking space, adding to the practicality of this lovely residence. With its stunning views and peaceful village location, this home is a rare find that combines modern living with the charm of rural life. Don't miss the opportunity to make this exceptional property your own.



## Accommodation

With entrance hall, having staircase to first floor, cloakroom/wc and doors to ground floor accommodation. The sitting room is a beautiful double reception room stretching from front to rear with dual aspect windows, fireplace with cast iron stove and patio doors to rear garden. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with Range style cooker and ample space for table and chairs for dining. The room flows seamlessly through to a gorgeous garden room with vaulted ceilings and multiple windows framing an amazing view to the rear. There is also a useful utility room to the rear of the kitchen with personal door to garage. The first floor landing has a window to front elevation and provides access to bedroom accommodation. The master bedroom has an en-suite shower room with electric underfloor heating. There are three further bedrooms on the first floor and a house bathroom comprising a three piece suite.

## Externally

A driveway at the front leads to the integral garage with remote roller door and providing off-street parking space for another vehicle. There is an open plan lawn garden to the front with the main garden sitting to the rear to make the most of the beautiful panoramic views. A raised patio is reached from the sitting room or garden room before stone stairs lead down to a lawn garden with walled boundaries. There is also a second patio area to the rear of the garden taking advantage of the views to the rear.

## 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 E.

## Particulars

Particulars written in April 2026.

Photographs taken in April 2026.

## Condition of Sale - Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

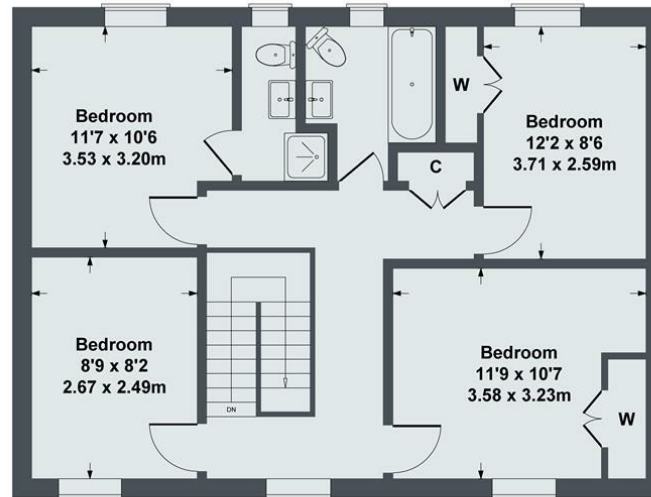
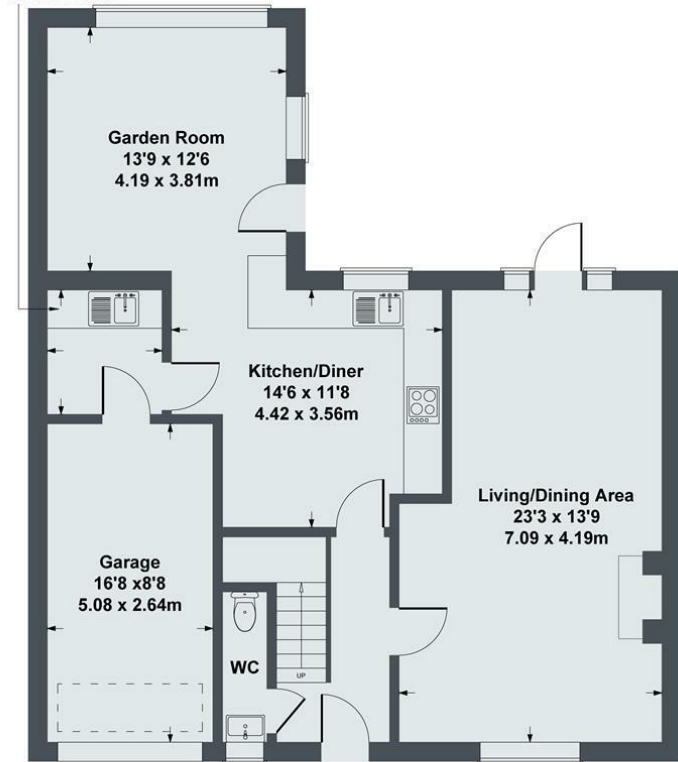
## Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

## 4 Middle Farm, Stainton

Approximate Gross Internal Area  
1694 sq ft - 157 sq m

Utility  
6'3 x 6'0  
1.91 x 1.83m



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### DISCLAIMER NOTICE:

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1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.