

# Rokeby Close Farm

Hutton Magna, Richmond



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An immaculate stone-built farmhouse with elegant, stylish accommodation, beautiful grounds and lake, set in 20 acres

A charming period farmhouse with handsome stone elevations and a wealth of beautifully appointed accommodation, set in a picturesque rural position between Barnard Castle and Richmond. The property offers four bedrooms and light, airy reception rooms, while outside there is a delightful garden and lake with an abundance of fish, backing onto open rolling countryside.



**5 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**20 ACRES INC. LAKE**



**FREEHOLD**



**RURAL**



**5,463 SQ FT  
(507 SQ M)  
TOTAL**



**GUIDE PRICE  
£1,375,000**

### The property

Rokeby Close Farm is a splendid period stone farmhouse with four bedrooms and more than 3,800 square feet of living space. The property retains plenty of charming character features, while the accommodation has been recently modernised to provide elegant styling with bespoke fittings throughout. On the ground floor, the reception hall provides a welcoming entrance, with its conservatory-style panoramic windows, wooden parquet flooring and galleried first floor landing above. A squared arch opening leads to the dining room, which features painted timber beams overhead and a fireplace with a woodburning stove, while double doors open from the dining room to the stunning, south facing sunroom at the rear welcoming plenty of natural light. Further everyday living space is available in the open-plan sitting area and kitchen. This space is ideal for entertaining with a grand fireplace fitted with a log burner. Kitchen fittings include bespoke units, a central island, a split butler sink and a Falcon range cooker and gas hob, while the utility room provides further space for storage and home appliances.

Additionally, the ground floor has an elegant drawing room with log burning stove and triple aspect long distant views across the beautiful countryside. Also, a home gym, fitted with a sauna and shower facilities.

Upstairs, the galleried landing leads to the four well-presented double bedrooms, each of which is en suite. This includes the generous principal bedroom with its luxury en suite bathroom. One further bedroom has an en suite bathroom, while two have en suite shower rooms

### Outside

The house is set in a peaceful position along a gravel drive. There is ample parking at the front of the property, along with access to the integrated double garage. The front garden features rolling lawns dotted with a variety of trees, which continue around to the rear, leading down well fenced fields to the tranquil lake providing a picturesque backdrop to the garden.





There is a south-facing patio area across the back of the house, while the summer house and hot tub area provide further space in which to relax.

In addition, the property has a nearby stone built barn with approx. 0.25 acre paddock, which offers the potential for development, subject to planning.

The spring fed lake extends to approx. 3 acres and is stocked with a range of healthy fish such as Common Carp, Mirror Carp, Crucian Carp, many in double figures along with Tench, Rudd, Dace, Roach and Ide. It has been recently improved by the current owners to remove bullrushes and invasive Willow trees, also doubling the width of the pathways around the lake, making it easier for access and fishing. It is a haven for wildlife and has attracted nesting Oyster Catchers, Mallard ducks, Geese, Moorhens and Coots, and many more.

In addition there is a versatile, fully protected chicken coup (30x60ft), ideal for various animals.



### Distances

- Barnard Castle 5.7 miles
- Richmond 9 miles
- Darlington 13.5 miles
- Bishop Auckland 15 miles
- Middlesborough 30 miles

### Key Locations

- Richmond castle
- Easby Abbey
- Foxglove Covert Nature Reserve
- Kiplin Hall and Gardens
- Bolton Castle
- Constable Burton Hall Gardens
- Aysgarth Falls
- Bowes Museum
- Barnard Castle

### Nearby Schools

- St Francis Xavier
- Barnard Castle
- Aysgarth
- Queen Mary's
- Queen Ethelburga's College

### Nearby Stations

- Darlington 16.4 miles



## Location

The property is in a rural setting close to the small village of Hutton Magna and within easy reach of Barnard Castle, Richmond and the stunning countryside of the Yorkshire Dales National Park. There are plenty of excellent walking, cycling and riding routes nearby, while Barnard Castle is easily accessible for local shops and amenities, including supermarkets. The historic market town of Richmond lies nine miles to the south, providing further access to everyday facilities, including a wealth of shops, restaurants, cafés and pubs.

The A1(M) provides superb road links towards Harrogate, York and Leeds to the south, and Darlington, Middlesbrough and Newcastle-Upon-Tyne to the north.

Darlington also offers a mainline railway station for services to Bishop Auckland, Newcastle, Edinburgh and London Kings Cross.























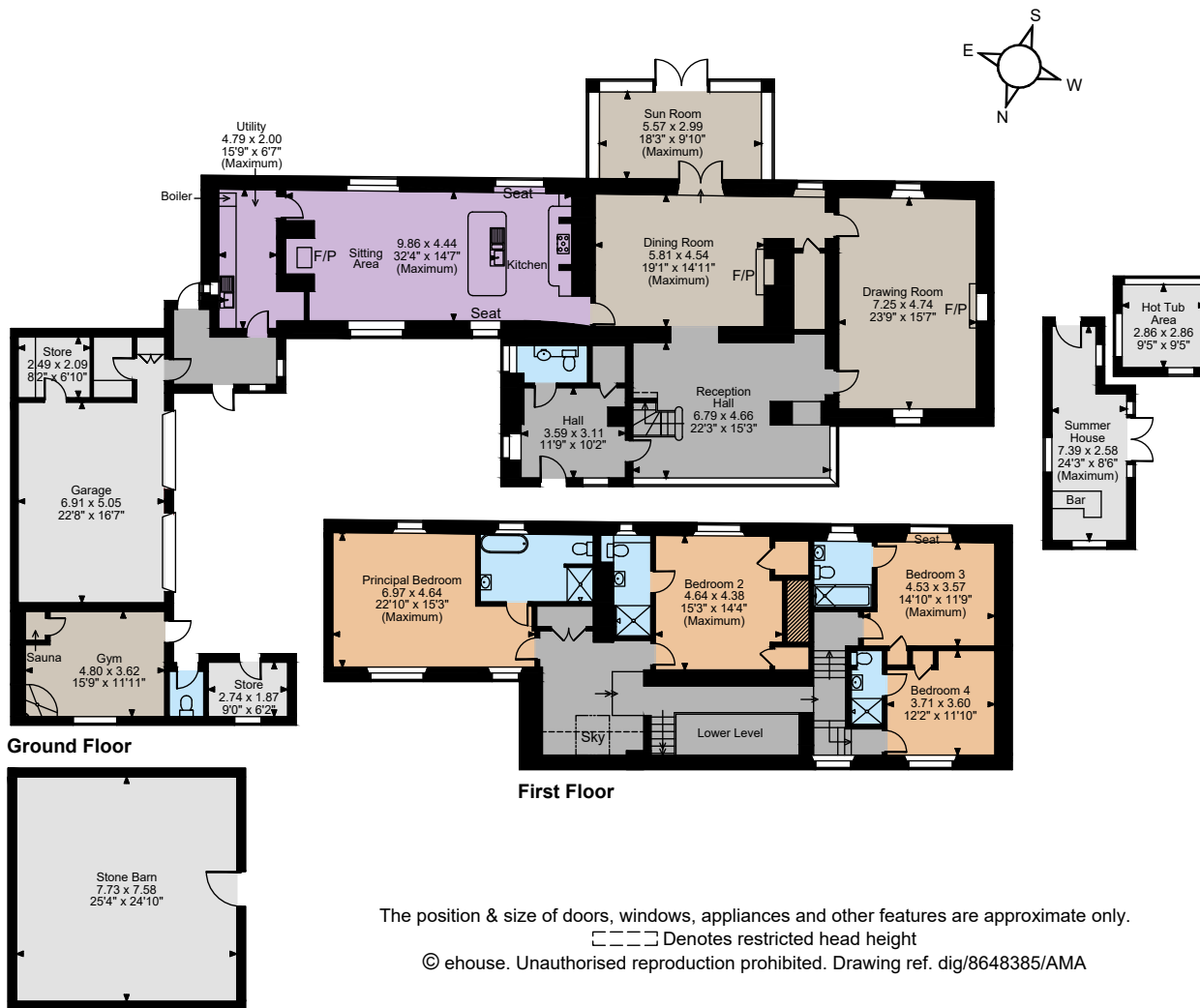












## Floorplans

Main House internal area 3,826 sq ft (355 sq m)  
 Garage internal area 497 sq ft (46 sq m)  
 Outbuildings internal area 1,140 sq ft (106 sq m)  
 Total internal area 5,463 sq ft (507 sq m)  
 For identification purposes only.

## Directions

DL11 7HN

**what3words:** ///closer.coverings.grouping - brings you to the driveway

## General

**Local Authority:** Durham County Council

**Services:** Mains electricity, water, oil central heating.  
 Private drainage which we understand may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=dl117hn&uprn=10034121906>

**Council Tax:** Band G

**EPC rating:** E

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

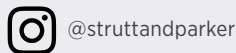
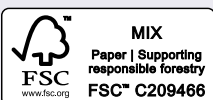
## Harrogate

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