



North Gill Farm, Lartington, Barnard Castle
County Durham

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

North Gill Farm, Lartington, Barnard Castle County Durham DL12 9DL

A splendid recently renovated stone farmhouse with versatile barns, equestrian facilities, farmland and paddocks set in picturesque countryside, close to historic market town of Barnard Castle.

A66 2.2 miles, Barnard Castle 4.5 miles, A1M (J53) 17.8 miles, Richmond 19.1 miles, Darlington Station 20.7 miles (Leeds 53 mins, London Kings Cross 2 hours 18 mins), Teesside International Airport 31.3 miles

Porch | Reception hall | Sitting room | Snug
Kitchen/dining room | Utility | Principal bedroom with en suite shower room | 4 Further bedrooms
Family bathroom | Shower room | Garden
Approx. 33 acres | Barns/outbuildings | Stable block | Stores | EPC Rating C

The property

North Gill Farm offers an exciting opportunity to purchase a beautifully presented stone-built family home, completely refurbished in 2020, with five bright double bedrooms, alongside a generous farm set in beautiful rural surroundings. The property comes complete with a pair of stone-built barns with planning permission in place for two, two bedroom and one, one bedroom holiday cottages, with a large stable block for the equestrian enthusiast.

The charming double-fronted home is entered via a porch, with glazed double doors flowing onto a light-filled central hallway with a bespoke stairway, double-height glazing and French doors directly to the west-facing terrace. To the front of the property is the dual aspect sitting room with tall picture window offering views out to surrounding countryside and log-burning stove, adjacent to which is a snug overlooking the rear terrace. The sociable open-plan kitchen/dining and family area spans the width of the property and has stylish base cabinetry and worksurfaces, an AGA range and a butler sink. There is also a sizeable extended utility room

with additional units and a sink, along with a modern shower room. The spacious bedrooms are arranged across the first and second floors. On the first floor is the principal bedroom with its contemporary en suite shower room, a further two bedrooms and a luxurious family bathroom. Two further well-proportioned bedrooms with a central shower room on the second floor complete the accommodation.

Outside

The property sits in an approximately 33 acres with several divided pastures and fields and a wealth of stonework, including handsome stone-built walls, multiple stone barns and a modern agricultural building. There is also a large stable block with 10 Loddon stables, a food store and tack room and a peaceful area of woodland with a trickling stream running through. Ample parking is available via the driveway leading up to a well-sized forecourt beside the farm buildings, with the family home itself enjoying pretty wrap-around enclosed gardens with scenic countryside vistas. A rear paved terrace enjoys the westerly aspect, providing a perfect space for al fresco dining.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority:
Conversion and extension of barns to form 3 x holiday cottages – Ref: DM/18/02168/FPA
Oak framed garden room off the sitting room – Ref: DM/19/00526/FPA

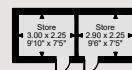
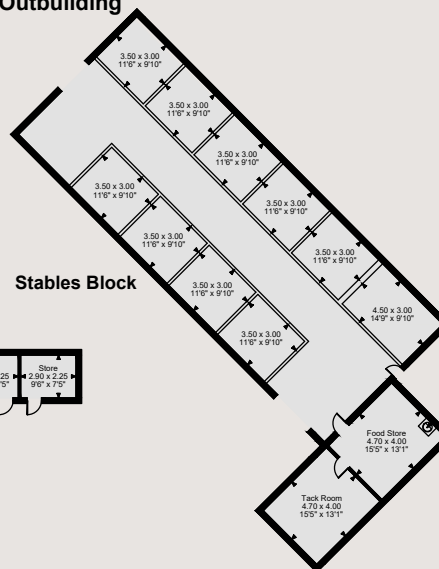
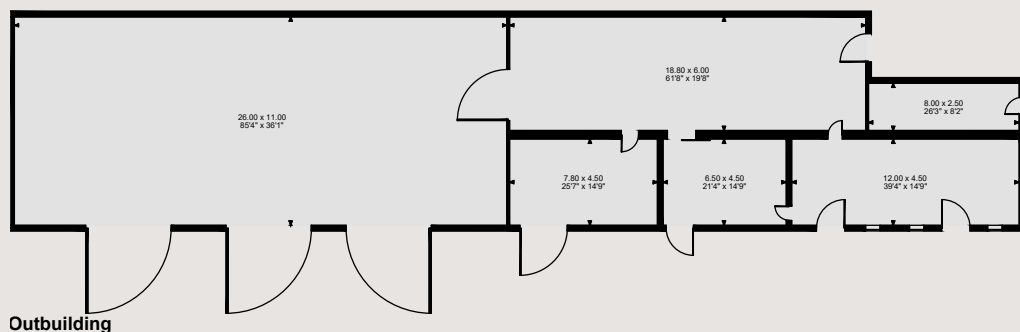
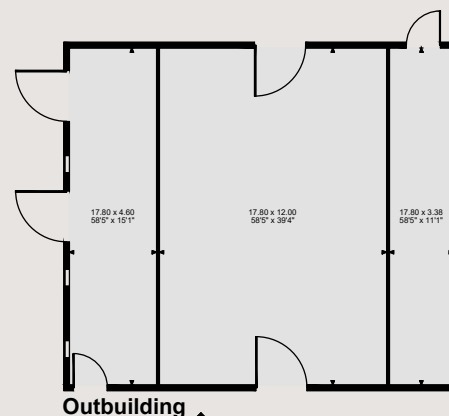
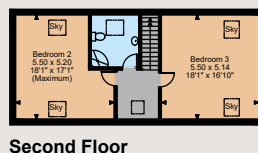
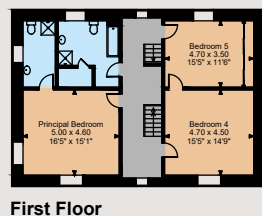
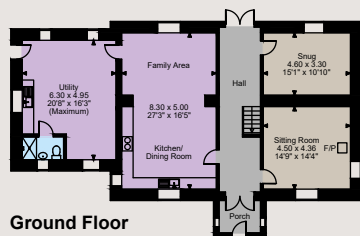
Location

The well-regarded village of Lartington sits north west of the historic market town of Barnard Castle with its various facilities. It is set within glorious rural landscapes and within easy reach of the market towns of Richmond and Darlington, which offer a wide range of additional amenities including shops, eateries, bars, theatres, cinemas, sports facilities, clubs and notable educational institutions. The North York Moors, The Lake District and The Yorkshire Dales are close at hand, as is Darlington Station, which offers regular rail services to Leeds and London. The A66 and A1(M) offer convenient road links further afield.





Floorplans North Gill Farm Lartington, Barnard Castle
Main House internal area 3,307 sq ft (307 sq m)
Stables Block internal area 2,569 sq ft (239 sq m)
Outbuildings internal area 9,862 sq ft (916 sq m)
Stores internal area 147 sq ft (14 sq m)
Total internal area 15,885 sq ft (1,476 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8593129/SAK



Directions

What3words - [///affords.uncle.tuck](https://www.what3words.com/)

General

Local Authority: Durham County Council

Services: Mains electricity and water. Private drainage which we believe is compliant to current standards (capacity for 3 x barn conversions). Oil-fired central heating. Air source installed (pump required).

Council Tax: Band G

Tenure: Freehold

Offers Over: £1,100,000

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com
[struttandparker.com](https://www.struttandparker.com)



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited