



A WONDERFUL FARMHOUSE WITH LAND

HEATHERCOTE, ROMALDKIRK, BARNARD CASTLE, COUNTY DURHAM, DL12 9EZ

Freehold


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savills



5 Bedrooms • 2 reception rooms • kitchen and dining area • bathroom, boot room and wet room • agricultural barn, stabling and outbuildings • 3 paddocks (about 9.5 Acres, 10.4 acres in total)

Local information

Heathercote is on a quiet country lane close to the village of Romaldkirk, enjoying wonderful open views to the North Pennines Area of Outstanding Beauty. Romaldkirk has an excellent 18th century Coaching Inn, The Rose & Crown, a local pub, The Kirk Inn, and a vibrant village hall where various clubs and community events are held. The village centres around an impressive Norman Church, St Romalds, on the site of a former Saxon church.

The local market town, Barnard Castle (8 miles), has excellent facilities, including a supermarket, local shops, secondary school and the independent Barnard Castle School (ages 4-18). Richmond (15 miles) has a theatre and cinema as well as a weekly market. There is access via the A66 to the A1(M) at Scotch Corner (13 miles) and to the west, Junction 40 of the M6 (37 miles). Darlington (22 miles) has more extensive amenities, including a mainline train station with regular services to Edinburgh (2 hours) and London (in under 3 hours).

About this property

Heathercote is an extended farmhouse, much improved in recent years, with a wealth of original features and underfloor heating. The ground floor consists of a kitchen/dining area with breakfast bar and a range of appliances including a Stanley

Range, the dining area has lovely open views. Adjacent is the snug which has exposed beams. The sitting room has a multi fuel stove in a stone surround. There is a ground floor bedroom or dining room, and a wet room, which could form part of an annexe. There is also an entrance hall, combined boot and utility room and a W.C.

To the first floor are four bedrooms. The master has a vaulted ceiling, walk-in wardrobe and en suite shower room. There is also a family bathroom with separate shower.

Outside is a well-stocked garden, paved courtyard, vegetable garden with greenhouse, pond and three grass paddocks (about 9.5 acres) with a field shelter and chicken run. The stone-built stables are adjacent to the house with three loose boxes with potential for a fourth, storage and a tack room, beyond is the garage with electric doors, and former byre offering potential to convert to a number of uses subject to consents. To the rear is a useful agricultural barn with hay store.

Tenure

Freehold

Viewing

Strictly by appointment with Savills or their joint agents.



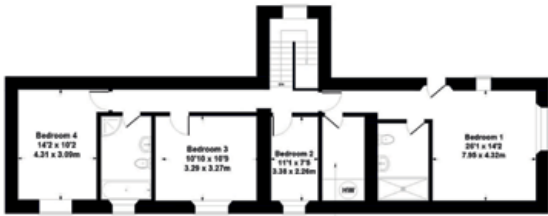




Heathercote, Fell Lane, Romaldkirk
Approximate gross internal area 244 sq m - 2623 sq ft
Outbuilding - 242 sq m - 2605 sq ft
Total - 486 sq m - 5228 sq ft

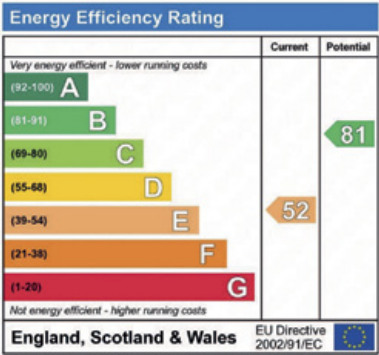


GROUND FLOOR



FIRST FLOOR

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.
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