



Low Birk Hatt Farm

Baldersdale, Barnard Castle



RobinJessop



Low Birk Hatt Farm

Baldersdale, Barnard Castle, DL12 9UX

A Stunning Small Farm Overlooking Blackton Reservoir In A Truly Outstanding Location

- Traditional Dales Farmhouse With 5 Double Bedrooms
- General Purpose Farm Buildings
- Viewing By Appointment
- Detached Stone Barn With Potential
- 15 Acres Grassland
- Guide Price Offers In Excess Of £590,000

INTRODUCTION

Low Birk Hatt Farm comes onto the market for only the second time in its history, following the decision of the current owners to retire. Beautifully situated in the North Pennines Area of Outstanding Natural Beauty overlooking Blackton Reservoir, it lies on the northern shore of Blackton Reservoir Nature Reserve down a private drive which forms part of the Pennine Way.

Low Birk Hatt was made famous as the home of Hannah Hauxwell, who lived at the property with no running water or electricity and was the subject of several television programmes and books in the 1970's and 80's. It was completely refurbished by the current owners after they bought it from Miss Hauxwell in 1988, creating a very desirable country property.

The steading is attractively situated in a fine south-facing position with the whole property enjoying some spectacular panoramic views over this very picturesque part of Baldersdale.

Low Birk Hatt is a productive smallholding. The current vendors carry a small herd of pedigree Belted Galloway cattle.

SITUATION

Hunderthwaite 4 miles, Mickleton 5 miles, Romaldkirk 5 miles, Cotherstone 6 miles, Barnard Castle 11 miles, Middleton in Teesdale 9 miles (all distances are approx)

Low Birk Hatt is situated approximately 4 miles west of the small hamlet of Hunderthwaite on the road leading to Hury, Blackton and Balderhead Reservoirs.

The farm steading is attractively secluded from the minor public highway about ½ a mile down a tarmac drive. The property is conveniently situated within reasonable reach of the popular and thriving market town of Barnard Castle.

AMENITIES

Communications: A66 Trunk Road 8 miles. A1 interchange at Scotch Corner 12 miles. Durham Tees Valley International Airport 25 minutes. Newcastle Airport 45 minutes. Main railway station at Darlington 40 minutes (all distances and times are approximate).

Shopping: Local market towns of Barnard Castle, Richmond and Darlington. Larger centres at Teesside and the Metro Centre, Gateshead.

Schools: The area is well served by good state and independent schools. Comprehensive School: Teesdale School and Sixth Form Centre.

Private Schools: Barnard Castle, Yarm School, Teesside High and Durham.

Racing: Catterick, Sedgfield, Ripon, Thirsk & Newcastle.

Country Pursuits: Hunting is with the Zetland. It is also within boxing distance of the Bedale and Hurworth. The quiet country lanes are ideal for hacking out. The area is renowned for its quality shoots and fishing. It is superb walking country.

Theatres: Darlington Civic Theatre. Georgian Theatre Royal, Richmond. Durham & Newcastle.

DESCRIPTION

Low Birk Hatt is a desirable small residentially attractive Dales hill farm extending to 15 acres approx.

The farmhouse is an attractive traditional stone built five bedroom farmhouse which has been tastefully refurbished. The accommodation is well proportioned over three floors.

There is a traditional detached stone built barn which is situated next to the farmhouse. This two-storey barn has the potential to convert to residential and / or holiday cottage, subject to obtaining any necessary planning consents.

In addition, to the traditional range of buildings, there is a range of more modern general

purpose buildings which are used for the housing of livestock and the storage of produce.

ACCOMMODATION

See Floor Plan

Entrance Hall / Utility

Quarry Tiled Floor. Fitted Floor Units. Double Sink Unit. Plumbing for Washing Machine. Boiler. Double Radiator.

Kitchen

Stone flagged floor. Oil fired Aga. Fitted Wall and Floor Units. Sink Unit. Granite Work Tops. Fitted fridge / freezer. Hob. Integral Oven. Double Radiator. Feature stone wall. Beams.

The Garden Room

Constructed from Cedar wood. Stone flagged floor.

Sitting Room

Double Radiator. Feature fireplace with LPG stove. TV Point. Feature beams.

Dining Room

Stone flagged floor. Range (George W. Jackson of Barnard Castle). Feature beams. Double Radiator.

Cloakroom

Low flush WC, Wash Basin. Power shower. Quarry tiled floor.

First Floor

Master Bedroom

Fitted range of bedroom furniture including wardrobes, dressing table, headboard etc. Double Radiator. Wash Basin.

Bedroom 2

Cast Iron Fireplace with stone surround. Double radiator. Wash basin.

Bedroom 3

Cast Iron Fireplace with stone surround. Wash Basin. Double Radiator.

Shower Room

WC, Pedestal Wash Basin. Steam shower and Double Radiator.

Bathroom

Pedestal Wash Basin, Low Flush WC, Bidet, Bath and Double Radiator.

Landing

Double Radiator.

Second Floor

Landing

Night Storage Heater

Bedroom 4 / Office

Night Storage Heater. Exposed beams to Velux Windows.

Bedroom 5

Night Storage Heater. Exposed beams. Under Eaves Storage. Velux Windows. Fitted cupboards.

OUTSIDE

Low Birk Hatt is approached by an excellent driveway. There is ample parking for several vehicles around the rear of the farmhouse.

The Gardens

Low Birk Hatt is complemented by delightful gardens and grounds. As you approach the property there is a large lawn with a copse of woodland. At the front of the property the garden is mainly laid to lawn with a patio leading from the garden room. There is a useful greenhouse, and large vegetable patch.

Farm Buildings

General Purpose Building - 60' x 30'

Lean To Shed – 10' x 15'.

3 Bay Timber Framed Mono-pitched Produce Store – 45' x 15'.

Traditional Buildings

There is a large two-storey stone barn together with a single-storey range of outbuildings (see floor plan).

The Traditional Field Barn known as Tinklers Barn

Tinklers Barn lies in field No 6051. It would make an excellent bunk barn subject to gaining the necessary planning consents. It is situated next to the Pennine Way.

The Land

The land lies well in a compact ring fence. The

land is classed as permanent pasture and traditional hay meadows. The meadows are known as "East Meadow and Tinkers Meadow".

GENERAL REMARKS AND STIPULATIONS

Viewing

By appointment with Robin Jessop Ltd.

Tenure

The property is freehold and vacant possession will be given upon completion of the sale.

Services

Mains electricity is connected to the property. The water is a bore hole supply. Drainage is to a septic tank. Satellite broadband.

Council Tax Band

Band D.

Shooting Rights

The shooting rights are included in the sale of the land.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme. The Purchaser(s) will have the option to take over the Basic Payment Scheme Entitlements. This option will be exercised upon exchange of contracts. The Vendors will claim and retain the Basic Payment for 2016. The Purchaser(s) will indemnify the seller of any loss of the Basic Payment Scheme between exchange of contracts and 31st December 2016 as a result of the Purchaser(s) not complying with the cross-compliance conditions and the Scheme rules.

Entry Level and Higher Level Stewardship

The land is entered into the Entry Level and Higher Level Stewardship Schemes. The

Agreement started on the 1st May 2012 and terminates on the 30th April 2022. The annual payment is £1627.60.

The Purchaser(s) will be obliged to take over the agreement. The transfer will be co-ordinated by Robin Jessop Ltd. The Purchaser(s) will contribute £300.00 plus VAT towards the cost of the transfer. Field No 6051 is classed as being part of a SSSI "Hannah's Meadow".

A fully copy of the ELS and HLS schemes is available to view at our offices.

Solar Panels

The property has the benefit of a 4kw solar system. The feed-in tariff is 12.47p and the export is 4.85p.

Boundaries

The Vendors will only sell such interest as they have in any boundary fences, walls, hedges and ditches and other boundaries separating this property from other properties not belonging to them.

Where the boundaries are marked by an inward facing T mark, then these boundaries will be the responsibility of the Purchaser(s).

Covenants, Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether mentioned in these particulars or not.

Without prejudice to the foregoing, the property is sold subject to :-

1. There is a public footpath (the Pennine Way) the approximate

route is shown marked green on the attached plan.

2. There is a bridleway coloured purple on the attached plan.

Method of Sale

The property is being offered for sale initially by Private Treaty. If after viewing the property you are seriously interested in making an offer for the whole, then please kindly record your interest with Robin Jessop FRICS or Andrew Dickins MRICS who are both handling the sale.

Important Notice

Please note that if you have downloaded these particulars from our website, you must contact the office to register your interest to ensure that you are kept informed with regard to the progress of the sale of Low Birk Hatt.

Health & Safety

This is a working farm and therefore we would ask you to be vigilant when conducting your viewing and to keep away from machinery and not to climb on any of the structures or buildings.

USEFUL ADDRESSES

Vendors Solicitor

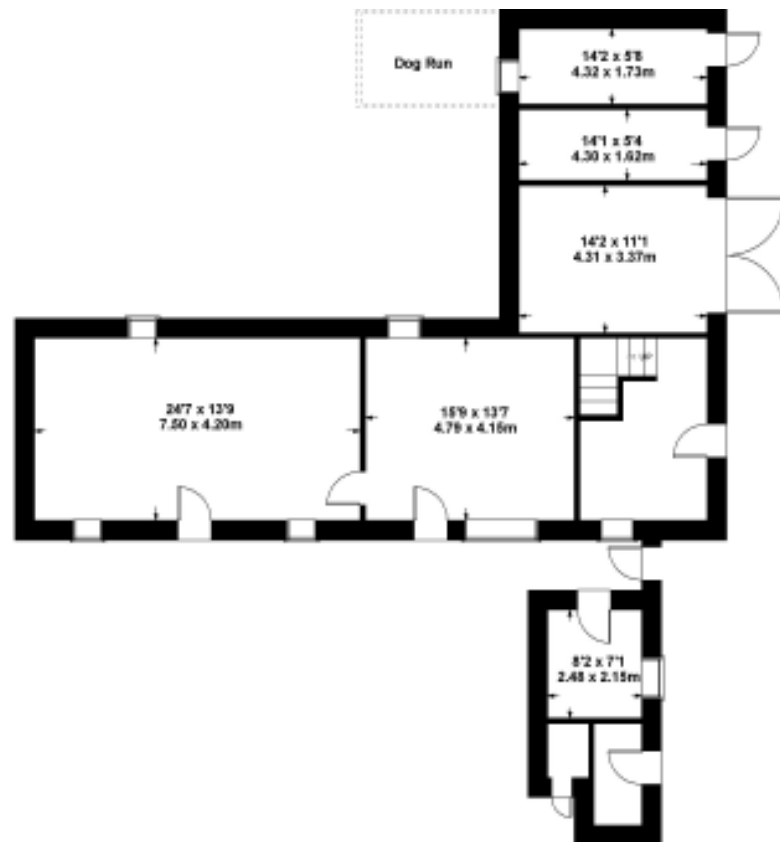
Latimer Hinks, Darlington, 5-8 Priestgate, Darlington, County Durham, DL1 1NL.
01325 341500.
Mr Adam Wood Acting.

Local Authority

Durham County Council, PO Box 238, Stanley, County Durham, DH8 1FP. 03000 264000.

ENERGY PERFORMANCE CERTIFICATE



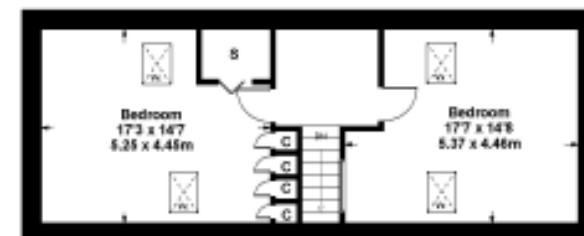


Low Birkhatt, Baldersdale

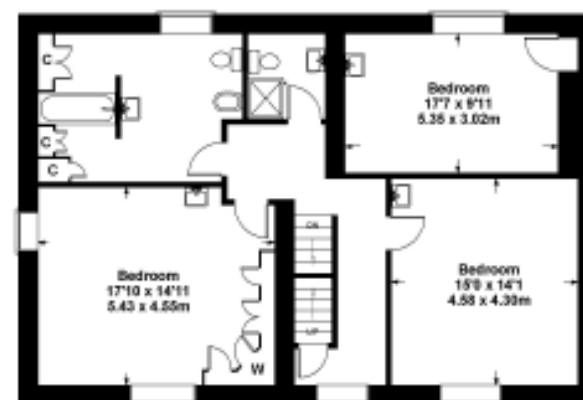
Approximate gross internal area 2899 sq ft - 269 sq m



GROUND FLOOR



SECOND 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



4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



RobinJessop