



**Holerow Farm,**  
Allensford, Consett, County Durham, DH8 9BB

**youngsRPS** 



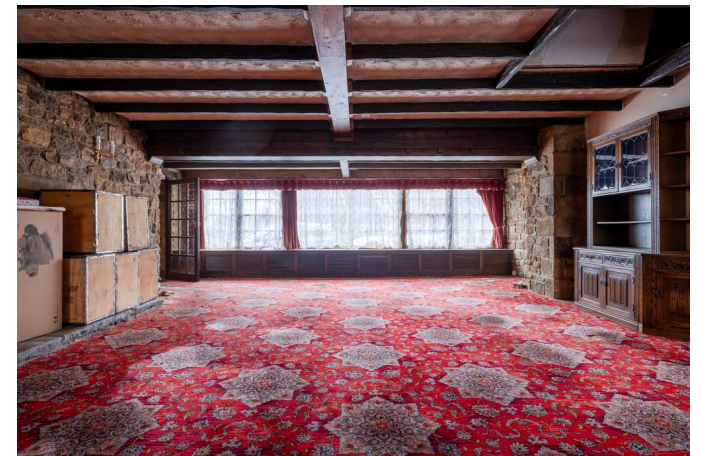
**Holerow Farm  
Allensford  
Consett  
County Durham  
DH8 9BB**

**Offers in the region of: £285,000**

An attractive stone built double fronted four bedroom detached house enjoying extensive views over the Derwent Valley. The property, which is located within in the grounds of The Derwent Manor Hotel, offers versatile accommodation in need of some renovation.

- Detached property
- Stone and slate built
- Fantastic views
- In need of refurbishment
- Many character features
- Four bedrooms
- Gardens to front and outbuildings
- Energy efficiency rating G (16)

**youngsRPS**   
Hexham - 01434 608980







### DESCRIPTION

An attractive stone built double fronted four bedroom detached house enjoying extensive views over the Derwent Valley. The property, which is located within in the grounds of The Derwent Manor Hotel, offers versatile accommodation in need of some renovation. The property boasts many noteworthy features including exposed stone walls, sash windows with deep window sills and shutters and beamed ceilings. Internally the accommodation briefly comprises; entrance porch providing access to the main reception rooms. The sitting room boasts a fireplace housing a wood burning stove and is open plan through to a dining area. The kitchen is fitted with a range of wall and floor units with stainless sink and built in oven with 5 ring gas hob. Off the kitchen is a utility room which provides access to the rear yard. There are two further reception rooms including a family room with inglenook fireplace and a spacious living room. There is a loft hatch within the living room which provides access to a useful storage space within the attic. Stairs lead up to the first floor where there are four bedrooms, the master benefitting from an en suite bathroom, and a separate shower room. Externally the property has driveway parking to the front for several cars. The front of the property are lovely gardens enjoying extensive views over the surrounding countryside and to the rear is a courtyard with a range of outbuildings.

### LOCATION

Holerow Farm is set amidst the glorious Derwent Valley countryside and on the borders of County Durham and Northumberland. The surrounding area is ideal for the outdoor enthusiast with sailing, fishing and other water sports at Derwent Reservoir and championship golf course and spa facilities at Slaley Hall. Newcastle city centre and the regional Durham city are not far away and provide comprehensive cultural, recreational and shopping facilities. Corbridge and Hexham are within easy reach and provide a further selection of services including artisan shops, delicatessens, supermarkets, restaurants, cinema, theatre, a hospital, sports facilities and a range of professional services. For commuters there is an excellent road network that links to the A1, A68 and A69 providing easy access to Newcastle and Durham City Centres. Newcastle International Airport is also easily accessible. There are popular countryside walks and cycle tracks in the locality including the Derwent walk and the Coast - to-Coast.

### SERVICES

Mains electricity connection is currently shared with The Derwent Hotel and charged in proportion to consumption. (This is currently being reviewed). Private water supply. Septic tank drainage. LPG central heating to radiators also supplying the domestic hot water.

### CHARGES

Durham County Council tax band G.

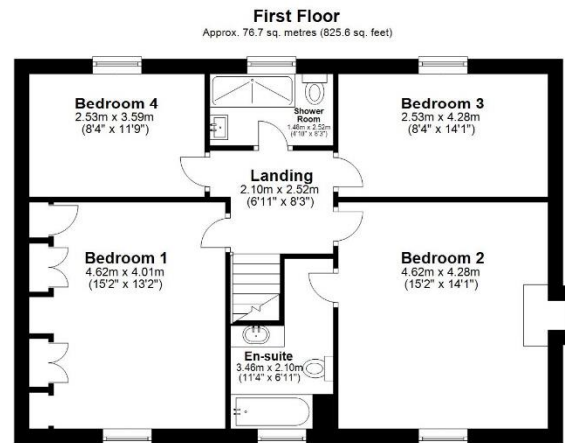
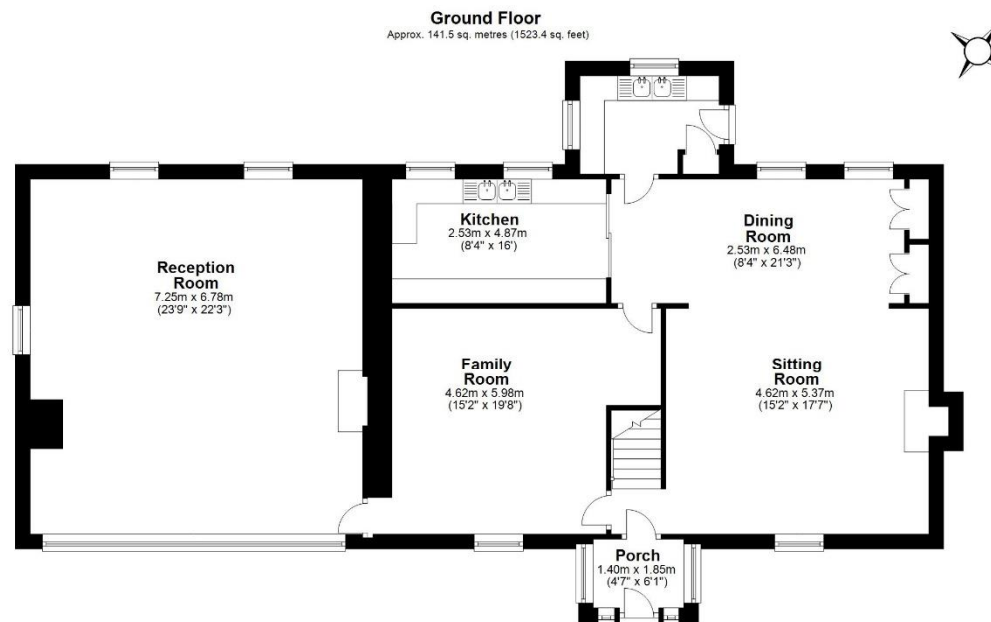
### MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.





Total area: approx. 218.2 sq. metres (2349.1 sq. feet)  
**Holerow Farm, Allensford**

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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