

# STOTSFIELDBURN FARM

Rookhope



**GSC GRAYS**

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# STOTSFIELDBURN FARM

Rookhope, DL13 2AE

A stunning, Grade II listed barn conversion with haybarn/stables, garage and pasture land occupying a plot of approximately 2 acres (0.8 ha).

Recently completed to the highest of standards, Stotsfieldburn Farm offers an ideal opportunity for the perfect family home, set in the heart of beautiful Weardale countryside with far-reaching views over rolling hills.

## FEATURES

- Stunning Grade II Listed barn conversion
  - Rural location
  - Haybarn/stables
- Approximately 2 acres of land
  - Garage



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## Situation & Amenities

Rookhope is set within the valley of Weardale and is home to a small rural community. The village includes a small village store while further amenities are found close by in the thriving town of Stanhope.

Benefiting from a tranquil, relax, rural location with numerous outdoor pursuits ready on hand and the fantastic backdrop of the surround fells and more land, together with the dynamic city attractions of Durham being within short travelling distance, the location is ideal for a variety of purchasers.

International airports at both Newcastle and Durham Tees Valley offer both national and international travel and are both accessible within one hours drive. Main line rail links are also available within short travelling distance meaning that the village is a suitable location for travel to the larger business centres of the region.





### Directions

Travelling from Wolsingham head West on the A689 for approximately 9 miles travelling through the villages of Frosterley, Stanhope and onto Eastgate. On reaching the Cross Keys Public House, turn right sign posted for Rookhope and travel for a further 3 miles. The entrance of the property is located on the right hand side on reaching the village.

### Description

This recently completed Grade II listed barn conversion comprises a lounge with dual aspect, dining room with log burning stove, kitchen with dual aspect and Velux windows providing light, utility room, cloakroom/wc, ground floor bedroom with en-suite shower room, galleried landing with views to front and rear elevations, further bedroom with en-suite, a third bedroom with vaulted ceiling and a house bathroom.



## Externally

To the exterior of the property there is a walled garden, driveway, detached single garage, haybarn/stables and approximately 2 acres of pasture land.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Wayleaves and Easements

The property is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. The current owners have moved an existing right of way, further information is available upon request.

## Services and Other Information

The property has underfloor oil fired central heating to the ground floor and radiators on first floor level. Mains electricity, and water connected with private drainage.

## Areas, Measurement and Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

## Viewings

Strictly by appointment through GSC Grays.

## Particulars

Particulars updated in May 2024.

Photographs taken in May 2024.

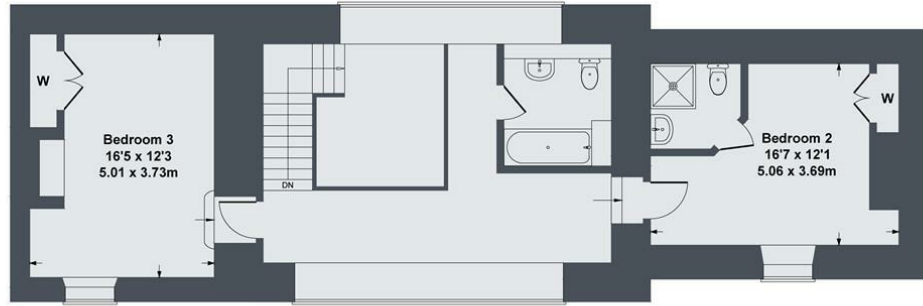
## Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

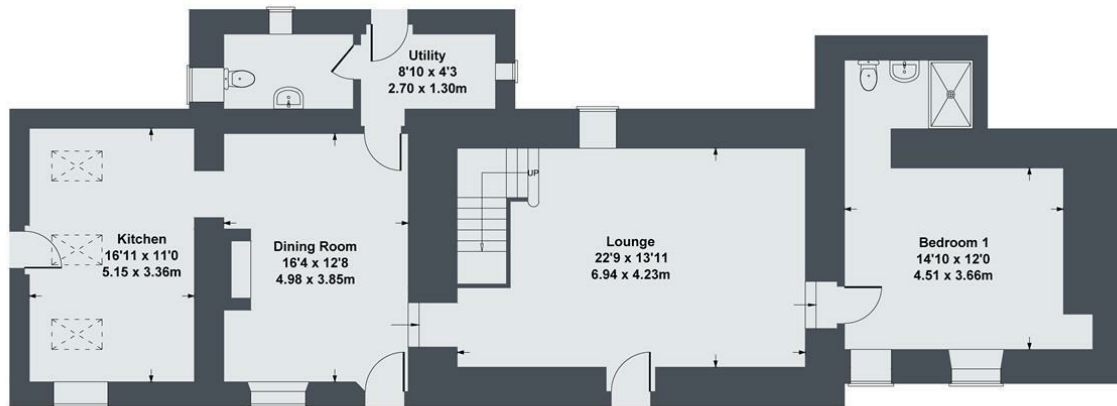
For Council Tax purposes the property band is to be confirmed.

# Stotsfieldburn Farm, Rookhope

Approximate Gross Internal Area  
2034 sq ft - 189 sq m



FIRST FLOOR



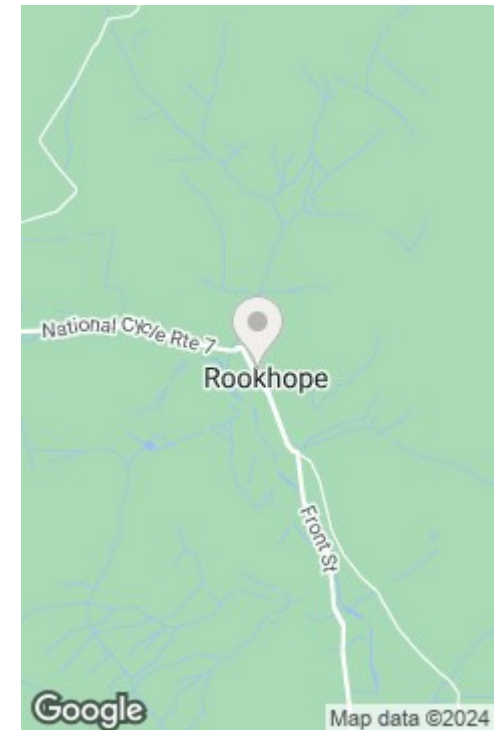
GROUND FLOOR

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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**DISCLAIMER NOTICE:**

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1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.