



North Gill Farm, Lartington, Barnard Castle  
County Durham

For the finer things in property.



# 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

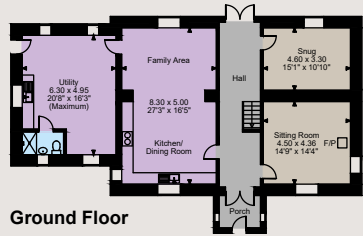
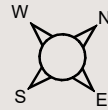
## Location

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.

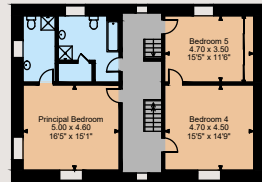




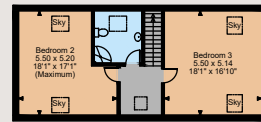
Floorplans North Gill Farm Lartington, Barnard Castle  
 Main House internal area 3,307 sq ft (307 sq m)  
 Stables Block internal area 2,569 sq ft (239 sq m)  
 Outbuildings internal area 9,862 sq ft (916 sq m)  
 Stores internal area 147 sq ft (14 sq m)  
 Total internal area 15,885 sq ft (1,476 sq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



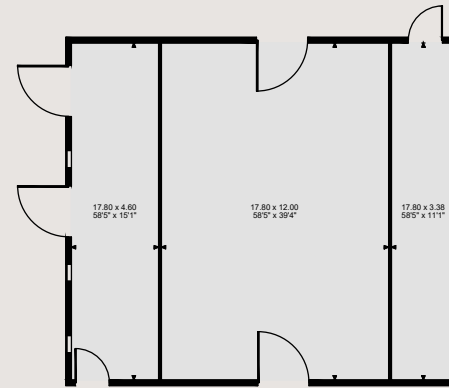
Ground Floor



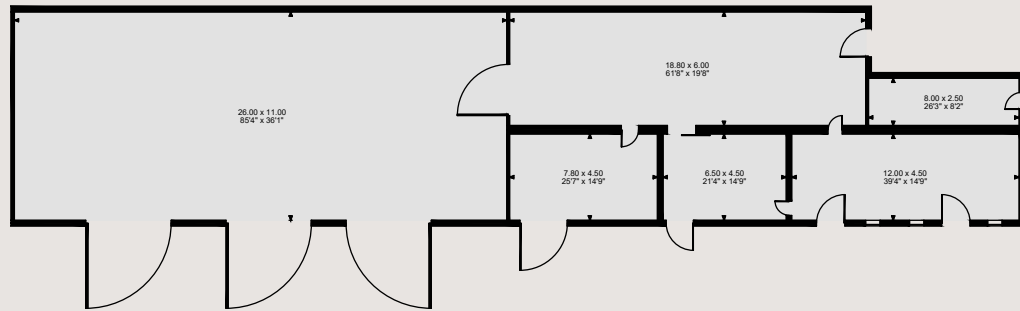
First Floor



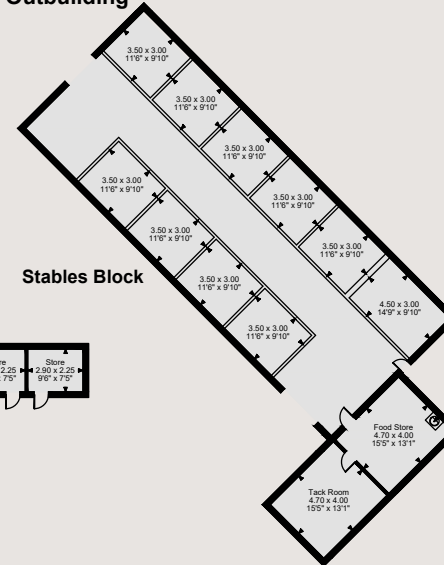
Second Floor



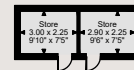
Outbuilding



Outbuilding



Stables Block



Stores



### Directions

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

### 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:** £1,300,000

### Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

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