



Highcliffe Farm, Winston  
Darlington

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## Highcliffe Farm, Winston Darlington DL2 3PJ

A superb modern farmhouse with annexe potential, a timber clad barn with home office and workshop, stabling blocks, barn, gym and paddocks extending to 13 acres, in a private setting and enjoying fabulous views.

Winston 0.5 mile, Barnard Castle 5.6 miles, A1(M) Jct 56 10 miles, Darlington & mainline station 11 miles, Middlesborough 27 miles, Newcastle International Airport 50 miles

Glazed porch | Garden room | Sitting room  
Dining room | Snug | Kitchen/breakfast room  
Principal bedroom with en suite bathroom  
3 Further bedrooms | Family bathroom  
2-Bedroom annexe potential | Gym/office  
2-Storey Barn with workshop/accommodation above | Stable blocks & tack room | Storage barn | Gardens | Kitchen garden | Greenhouse  
13.19 Acres over 5 paddocks | EPC rating E

### The property

Highcliffe Farm offers an idyllic environment and a wealth of opportunity, updated by the current owners with a contemporary feel providing 2,978 sq. ft of light and airy accommodation in the main house. The recent addition of a 2-storey extension (1,422 sq. ft) could be incorporated into the main house or completed as a self-contained annexe, offering a buyer the opportunity to design the interior to their own taste. The glazed porch with fitted storage takes you through to the kitchen/breakfast room, which enjoys underfloor heating, fitted with modern cabinetry in two colour-tones, with wooden work surfaces and featuring an island unit with breakfast bar seating. Cleverly hidden in the units is the entrance to a fitted utility room and boiler room. The beautifully presented interiors offer a harmonious blend of the old and the new, with ground floor reception areas comprising a triple-aspect sitting room centred around a log-burner and with French doors,

along with a formal dining room to host family and friends. Flooded with natural light courtesy of skylights, picture windows and sliding doors to the terrace, the recently added garden room offers an alternative spot for downtime and from which to enjoy the countryside views. A cosy snug with fireplace links the kitchen to the garden room.

Glorious, elevated vistas can be enjoyed from the first-floor rooms which offer four bedrooms and a luxurious family bathroom. The principal room benefits from fitted wardrobe storage and access to a smart en suite with deluxe walk-in shower.

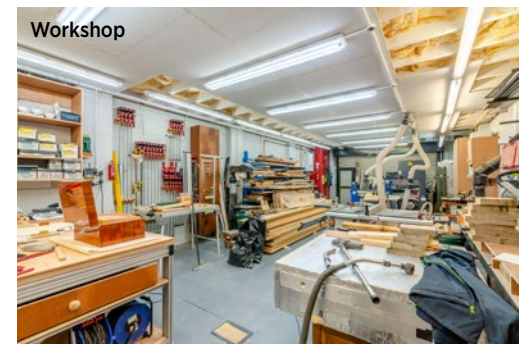
The clad barn offers a workshop on the ground floor with a large open plan kitchen/living space above, a fabulous opportunity for additional accommodation and home-working areas. A separate smaller clad building away from the main house houses the gym or could be a useful office space.

### Outside

Electric wrought-iron gates mark the entrance to the gravelled driveway which is flanked on each side by a row of specimen trees and estate fencing and extends to an expanse of hardstanding at the home's frontage. There is parking provision for numerous vehicles, with the driveway continuing to the side and rear of the house for access to the various outbuildings. A paved terrace with westerly aspect adjoins the property with a pathway following the periphery and linking to further terracing providing a choice of settings for outdoor entertaining. Defined by a low-walled boundary, the immediate garden is lawned with borders filled with a colourful shrubs, perennial plants and trees, all creating a high degree of privacy for the property. The extensive grounds beyond provide fenced fields and paddocks with water troughs, a stable block of four loose boxes. There is a separate block with an additional three boxes and a modern general purpose shed/barn of about 14m x 8m.

























Main House internal area 2978 sq ft (277 sq m)  
 Annexe internal area 1422 sq ft (132 sq m)  
 Outbuildings internal area 4514 sq ft (419 sq m)  
 Total internal area 8914 sq ft (828 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Location

Highcliffe Farm occupies a picturesque rural setting on the fringes of the village of Winston, about 5 miles from the market town of Barnard Castle which offers a range of independent shops, supermarkets, a golf course, post office and leisure centre. Well-regarded schooling in the vicinity includes Gainford C of E Primary School, Staindrop Academy and the prestigious independent Barnard Castle School. The surrounding landscape is perfect for outdoor enthusiasts for walking, cycling and horse-riding opportunities, with the River Tees providing waterside rambles. Darlington also offers a mainline railway station for services to Bishops Auckland, Newcastle, Edinburgh and London Kings Cross, high street stores and supermarkets. Links to the A66 and A166 are within easy reach for connections to the major road network.

## Directions

What3words: ///ringside.elections.shall

## General

**Local Authority:** Durham County Council  
**Services:** Mains electricity. Private water supply and drainage, which we believe is compliant. LPG central heating.  
**Council Tax:** Band H  
**Tenure:** Freehold  
**Offers Over:** £1,450,000

## Harrogate

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