



*Ox Pasture Farm Rutherford Lane, Boldron, Barnard Castle, DL12 9SU  
Price £975,000*

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Ox Pasture Farm built in 1789, has undergone complete renovation to a standard that could grace the pages of any magazine. Superbly positioned in 0.88 acres of land with an attached annexe and distant views towards the Stang forest and Barningham Moor. Approached via a sweeping, tree lined driveway and set among surrounding farmland, this gorgeous stone-built home with Teasdale slate roof offers luxury accommodation along with a high degree of privacy over 3 floors.

The large oak door opens to an entrance hall with limestone flooring, large storage cupboard, stylish W/C and ground floor office with modern log burning stove and tranquil outlook. A short stairway takes you to the ground floor hallway off which you will find a sizeable dining room, stunning bespoke deVOL kitchen and utility room with Silestone work-surfaces, Villeroy & Boch butler sinks & taps, 3 oven electric AGA with AGA module, SMEG integrated fridge, freezer, washing machine & dishwasher, limestone flooring and snug area with modern log burner. A doorway leading to a gorgeous Amdega conservatory joins the kitchen and dining room and provides the perfect space to enjoy picturesque views.

A doorway from the utility room leads to a high end 1 bedroom annexe ideal for multi-generational living, guest accommodation or business opportunity.

An oak and glass return staircase leads up to the formal lounge with fireplace encapsulating wood burning stove while dual aspect windows provide maximum enjoyment of the panoramic views. The first-floor landing leads to a luxurious master bedroom with adjoining dressing area and high-end shower room, an additional guest bedroom with built in wardrobe and vanity wash unit, and family bathroom which is a perfectly tranquil space to unwind with freestanding bath, w/c and wash basin.

The second floor provides a lovely area with two generous landing spaces, two single bedrooms and another high-end shower room, perfect for visitors or as a private area for children.







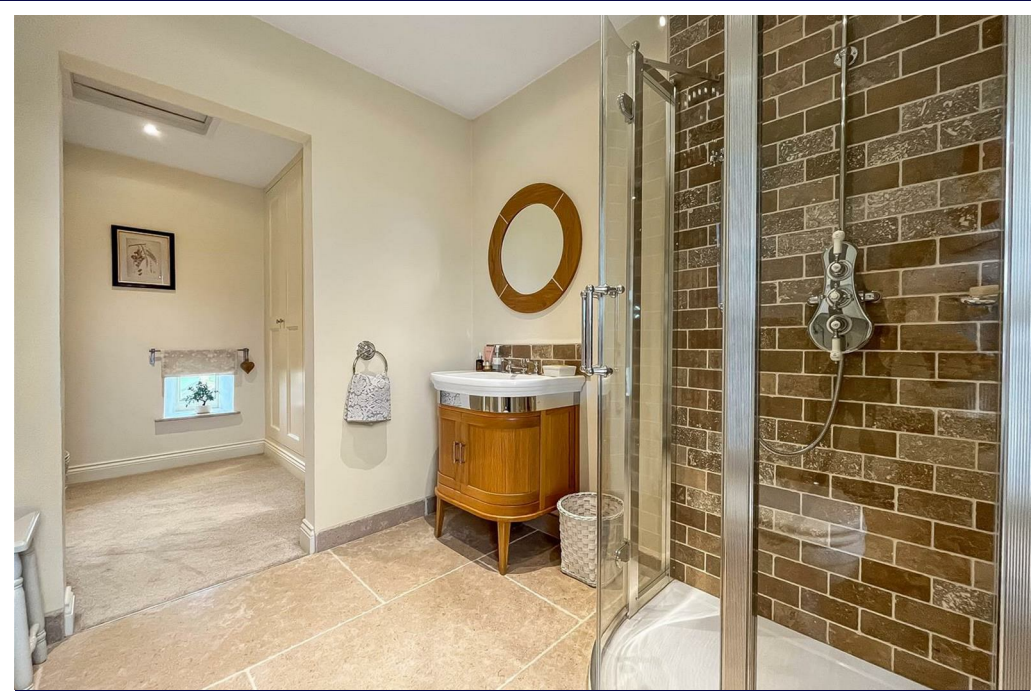
General Remarks  
Tenure: Freehold  
Services: Oil C/H, Mains water, septic tank sewerage.  
Council Tax: Main House Band G  
Annex Band A















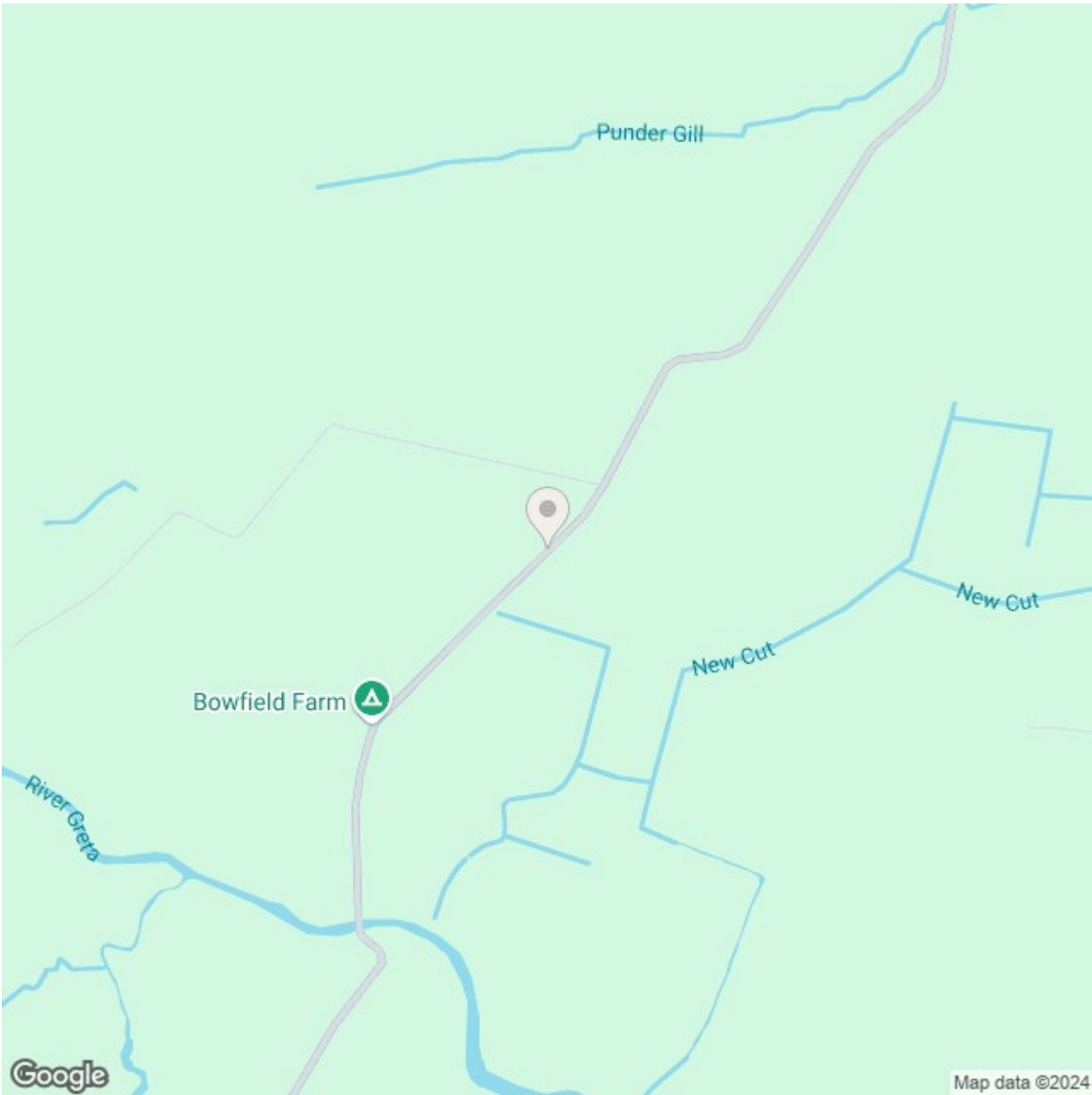
Ox Pasture Farm is superbly situated in approximately 0.88 acres of grounds surrounded by open farmland, approached over its own private gravel driveway with an avenue of trees planted each side, terminating at a generous gravelled parking area which provides access to the property and a range of outbuildings. A gate leads through to a pretty, south facing spinney with further lawns and patio areas. The gardens and driveway are bounded by dry stone walking and stock fencing typical of the area.

Located approximately 3.5 miles south of Barnard Castle which provides an extensive range of everyday shops, services, and facilities

The highly regarded Barnard Castle School and Bowes Museum are just a short drive, with further schooling available from Teasdale School (Ages 11-18 Ofsted Outstanding), and Montalbo Nursery & Primary school (Ages 3-11 Ofsted Outstanding).

The A66 and A1(M) provide easy access to Richmond, Darlington and the larger centres of the Northeast. The main Kings Cross/Edinburgh line is served by Darlington Station, and Durham Tees Valley Airport is a short distance to the east of Darlington Station. For the west side of the country, the A66 offers a link to the M6 motorway and gateway to the Lake District. For everyday essentials, Cross Lanes organic farm shop and cafe is approx 1 mile away.

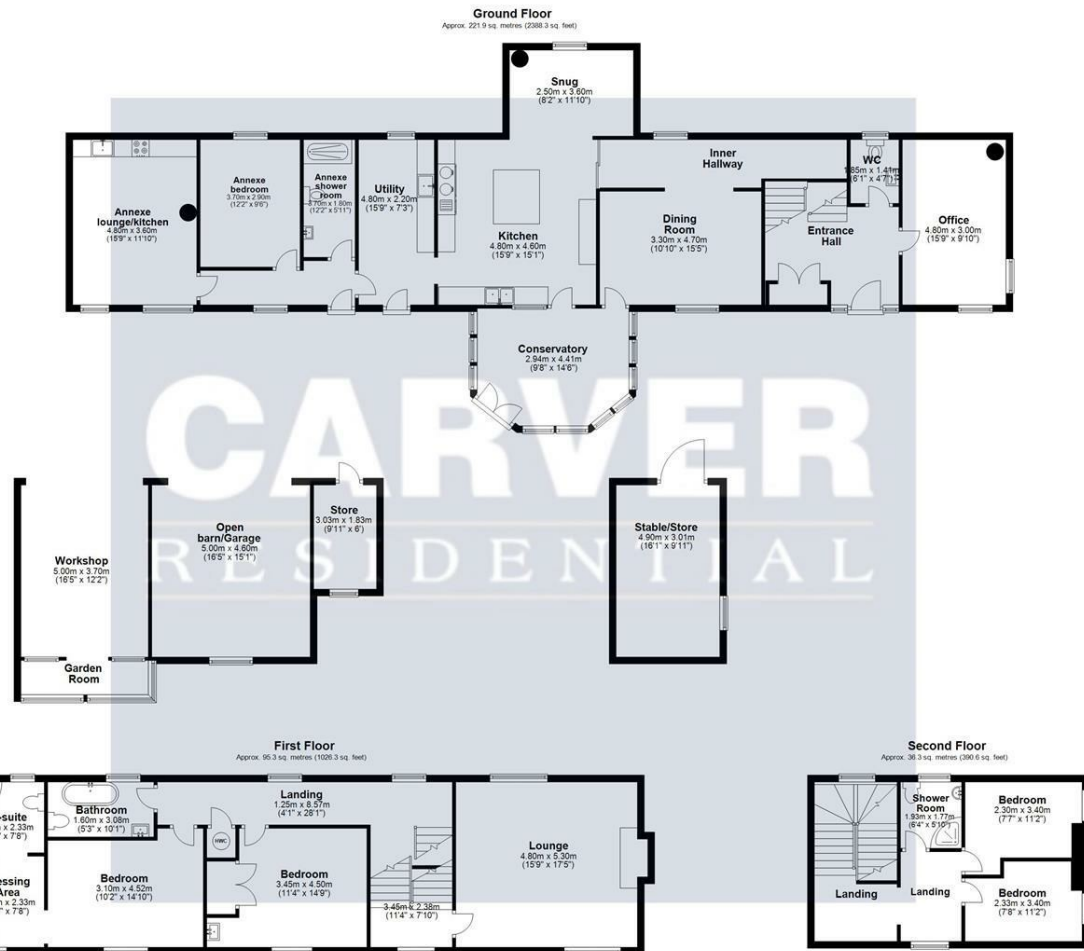
This is truly a sumptuous property which must be viewed to appreciate it in its full glory.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Total area: approx. 353.5 sq. metres (3805.2 sq. feet)  
Sketch Plan: Not to Scale. For Illustrative Purposes Only. Created by HJ Capitan Ltd  
Plan produced using Planity.

