



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Houghton-Le-Side, Darlington, DL2 2XH

**Asking price £750,000**

House - Detached  
4 Bedroom/s  
3 Bathroom/s



Escape to the Country...!!  
We've all watched the program and wished we were there, well now's your chance!  
How about owning your very own piece of Country Farmhouse Paradise!  
With views like these you'd never want to leave home again.

Built in the late 1700's this original Farmhouse has been lovingly cared for, restored and tastefully renovated over it's lifetime, to the 'Simply Stunning' family home we see here today.....

Located in Houghton-le-Side, this truly is a one of a kind property and location, with panoramic 180 degree views out towards North Yorkshire as far as the eye can see!  
Despite it's Rural location, Southfield Farm is 5 minutes from the A1(M), 10 minutes from the new Bishop Auckland retail park and 8 miles from the Darlington Train station and the main North South Line with London

The heart of any home as we all know is the Kitchen and this one is exceptional, complete of course with the iconic Aga' cooker... Oozing with character and charm, this Farmhouse consists of 4 reception rooms, 4 bedrooms, 3 bathrooms, a downstairs toilet and also a further reception room/large office area on the ground floor leading to Laundry. Furthermore to the first floor, there is a large walk through dressing room leading to the master suite which could be re-configured to be a 5th bedroom if required.  
Power Bills could be a thing of the past! Solar power heats water and PV generates electricity with generous Feed in Tariff!

Winding down the beautiful tree lined driveway, which opens out to the private courtyard parking area, you will find the "Gin Gang"  
\*\*\* (A gin gang, wheelhouse, roundhouse or horse-engine house) A building which was once ran by Horse power now housing Horse power of a more mechanical nature!







- Panoramic Views as far as the eye can see
- Gin Gang (Large Garage)
- 4 Bedrooms
- Country Kitchen, Aga cooker, plus other cooking appliances
- Charming Farmhouse
- 4 Reception rooms
- Solar Power (Low/No power Bills)
- Country Garden

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Oil central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding G)

**GENERAL INFORMATION:**

Tenure: Freehold  
 Services: Oil central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: Darlington Borough Council (Tax Banding G)









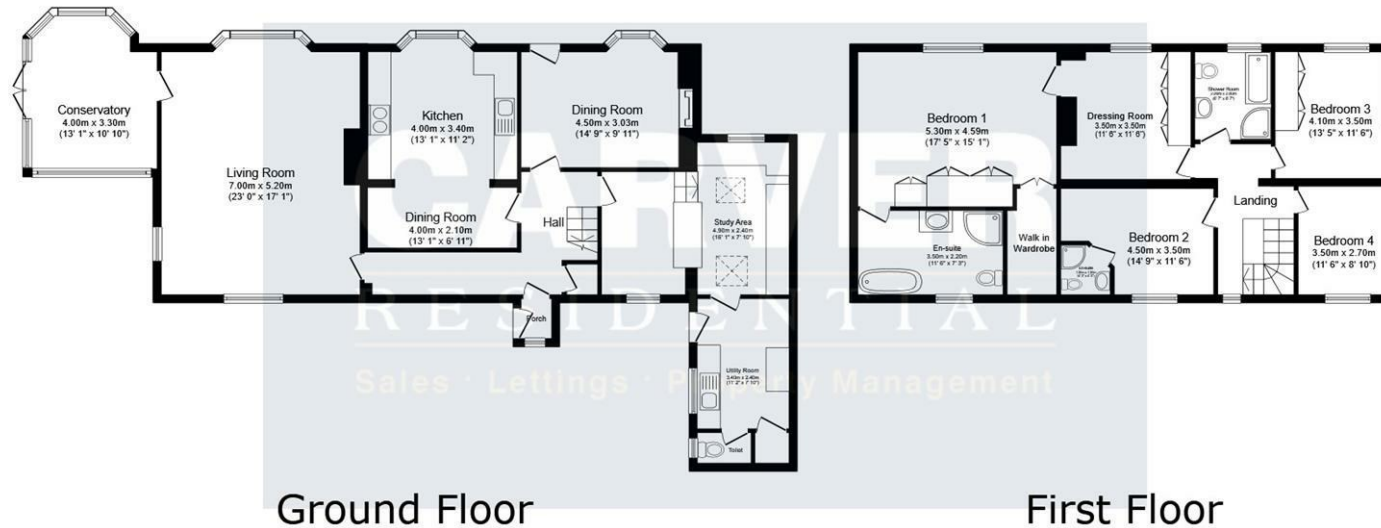












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
81-91	A		79
69-80	B		
55-68	C	66	
39-54	D		
21-38	E		
9-20	F		
1-8	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

naea  
propertymark

PROTECTED



14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
Co Durham DL5 4DJ  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)