



Harperley | Crook
Chain Free £695,000



Nestled in the tranquil setting of Mill Hills Farm, Fir Tree, this exquisite detached farmhouse, formerly known as the Old Farriers Cottage, has been meticulously restored to a high standard. This charming residence boasts three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time.

The property features three well-appointed bedrooms, providing ample space for relaxation and privacy. With two modern bathrooms, convenience is at your fingertips, ensuring that family life runs smoothly.

One of the standout features of this home is its stunning formal gardens, which offer a picturesque backdrop for outdoor gatherings or peaceful contemplation. The extensive gardens surrounding the property are a true delight, providing a perfect space for children to play or for gardening enthusiasts to indulge their passion. Additional paddock available either to purchase or rent.

Retaining many original features, this farmhouse exudes character and charm, making it a unique find in today's market. The quiet location, complemented by the woodland grounds, offers a serene escape from the hustle and bustle of everyday life, allowing you to immerse yourself in nature while still being within reach of local amenities.

This property is not just a home; it is a lifestyle choice, ideal for those seeking a blend of modern comfort and rustic charm in a beautiful rural setting. Whether you are looking to raise a family or simply enjoy the peace of countryside living, this farmhouse is sure to impress.

Ground Floor

Conservatory 4.687 x 3.746 (15'4" x 12'3")

Timber double glazed entrance doors, exposed features stone wall, laminated floor, three double central heating radiators and timber double glazed windows

Lounge 5.306 x 4.816 (17'4" x 15'9")

With stunning feature Stone Inglenook fireplace, inset log burning stove, stone hearth and stone display plinths, timber double glazed windows with stone window sills, beamed ceiling, double central heating radiators, timber double glazed stable rear entrance door, timber double glazed slit windows, open plan staircase to the first floor

Dining Room 4.691 x 3.769 (15'4" x 12'4")

With feature fire surround, cast nursery grate with tiled inset, tiled floor with decorative pattern, timber double glazed window with stone window sills, timber double glazed stable rear entrance door, dado rail, peep hole to kitchen. Open through to:

Kitchen

Extensively and recently fitted with a range of Cream wall and base units, granite working surfaces over, inset double Butler sink unit with mixer taps over, timber double glazed windows to the front and rear elevation with tiled window sills. LPG Aga for cooking which is included in the sale, as well as a range of integral appliances including fridge, freezer, washing machine and dish washer. Feature glass fronted display cupboards with lighting, beamed ceiling, tiled floor and tiled splash backs. Steps up to:

Rear Entrance Hallway

Tiled floor, exposed stone walls, double central heating radiator, open plan staircase to the first floor, timber double glazed window with stone window sills

Porch Way

A recently addition with UPVC double glazed front entrance door and side panels, exposed stone walls, tiled floor and vaulted ceiling

Family Bathroom/WC

Extensively fitted to a high standard including circular air bath in tiled surround, wc, wash hand basin with mixer taps over, walk in shower cubicle being tiled with mains shower, timber double glazed windows to the front and rear elevation with tiled window sills, fully tiled walls, tiled floor, fitted wall mirror, fitted wall units, spot lighting

First Floor

Landing

Giving access to the two mains bedrooms, loft access with pull down ladder, timber double glazed window with stone window sills, exposed stone walls

Master Bedroom 4.746 x 3.803 (15'6" x 12'5")

Timber double glazed window with stone window sills, timber double glazed split windows, beamed ceiling, double central heating radiator, exposed stone walls, feature cast nursery grate, timber mantle, stone hearth, exposed floor boards, and fitted wardrobes

Jack and Jill En-Suite/WC

Extensively fitted with a corner panelled bath, hand shower over, oval wash hand basin mixer taps over, wc, fitted wall units, tiled floor, timber double glazed window with stone window sills, exposed stone walls, tiled walls and fitted wall mirror

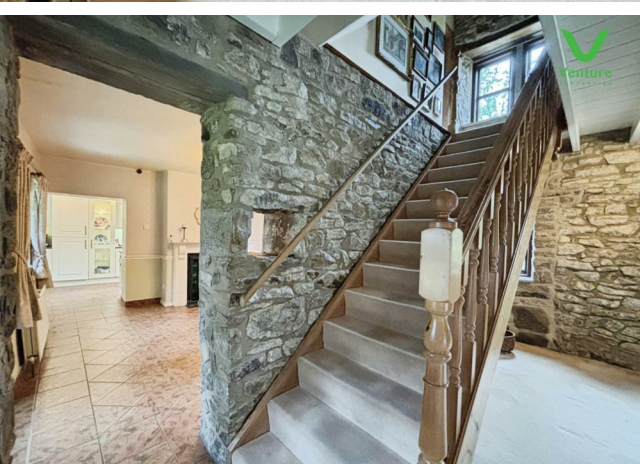
Bedroom Two 4.701 x 3.719 (15'5" x 12'2")

With feature cast fireplace, beamed ceiling, timber double glazed window with stone window sills, fitted wardrobes, double central heating radiator, timber double glazed slit windows

Landing

Accessed from the Rear Entrance Hallway. Timber double glazed velux, spindle balustrade, beamed and vaulted, large eaves storage cupboard





Bedroom Three 4.931 x 2.755 floor level (16'2" x 9'0" floor level)

UPVC double glazed dormer window to the front and rear elevation, two double central heating radiators, and fitted wardrobe

Boiler Room and Attic Space 3.907 x 3.748 (12'9" x 12'3")

Beamed and vaulted ceiling, UPVC double glazed dormer windows to the front and rear elevation, wall mounted LPG gas boiler, circulating tank and central heating radiator





Exterior

There is a large driveway up to the property which provides ample car parking for numerous vehicles. There are extensive formal gardens laid to lawn, which includes a large woodland area, stream, large decked patio area, pond, barbeque, stone patio area and stone paths.

The area of Woodland extends down to the main entrance and we understand that this may measure in the region of one acre (the measurements are only for guidance purposes and subject to the potential buyers having their own site survey. The woodland is on a separate title to the main dwelling.

Agents Notes

There is a separate Septic tank that services Mill Hills Farm, as well as a water treatment plant. The mains water is metered between this dwelling and the neighbour next door but the neighbouring property does have it own water meter.

The LPG Gas tank is located to the rear of the property and supplies this property only.

Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0857-3051-7206-2295-3204>

EPC Grade F



Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Septic tank

Broadband: Standard 1 Mbps 1 Mbps

Mobile Signal/coverage: Good with EE, but we recommend you speak to your local network provider

Council Tax: Durham County Council, Band: E Annual price: £3,137.04 (Maximum 2026)

Energy Performance Certificate Grade F

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very Low risk of flooding from the rivers and the seas.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Directions

From our Crook office to Mill Hills Farm

1. Head north on South St towards Emmerson St
233 ft
2. Turn left onto Commercial St/A690
Go through 1 roundabout
0.3 mi
3. At the roundabout, take the 2nd exit onto West Rd/A689
1.8 mi
4. At the roundabout, take the 2nd exit
377 ft
5. Continue onto A689
1.0 mi
6. Turn Right
Destination will be on the right
95 ft

Additional Land

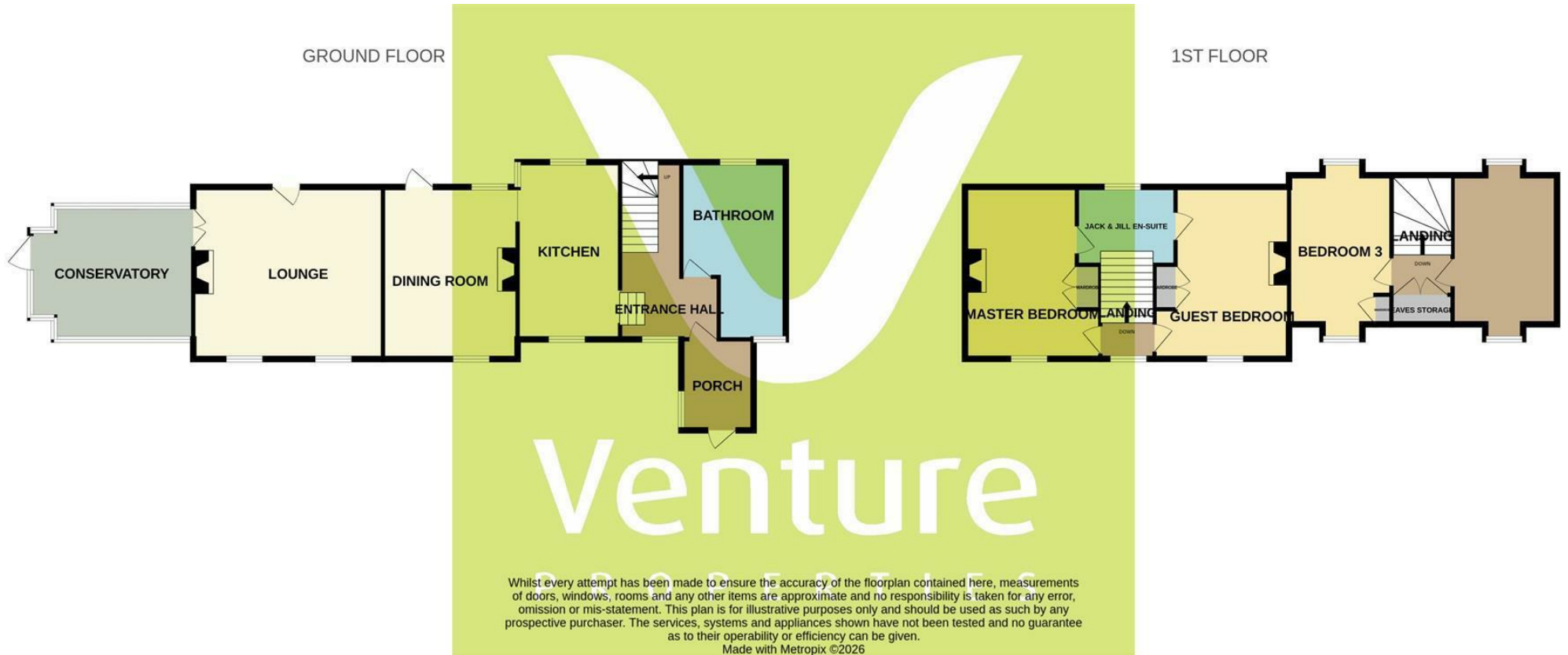
There is approximately 3 acres of meadow land or thereabouts available to purchase by separate negotiation and subject to a potential buyer carry out their own site survey. This is agricultural land only. There will be permission granted to construct buildings on the condition they are not visible to the neighbouring property. The marketing price of the additional land is £50,000.

This land is also available to rent at £600 per annum





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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